



City of Miami Gardens

2021-2025 Consolidated Plan

DRAFT

City of Miami Gardens
Community Development Department
18605 NW 27 Avenue

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Miami Gardens strives to provide a suitable living environment in particular for low- to moderate-income households and special needs communities. Miami Gardens is a distinctive suburban City in Miami-Dade County. Incorporated in 2003, Miami Gardens is the largest predominantly African-American municipality in the state of Florida, with a solid working-class and middle-class resident base and a strong sense of community ownership and civic pride.

The City is designated as an entitlement city by the U.S. Department of Housing and Urban Development (HUD), which enables it to be eligible for federal funds allocated through HUD's Community Planning Development program. The City's Community Development Department administers the federal HUD Community Development Block (CDBG) grant funds and ensures compliance of HUD regulations and guidelines. Partnerships with neighborhood nonprofit organizations and other local agencies and municipalities allow the City to improve quality of life for its citizens through affordable housing activities, public improvements and public services. Currently, the only CPD program from which Miami Gardens receives funding is CDBG.

CDBG activities must meet eligibility requirements set by HUD and address an identified priority need, goal, and objective established in the City's 2021-2025 Five-Year Consolidated Plan. This Five-Year Consolidated Plan and One Year Action Plan meet HUD's requirements for CPD grantees, identifying goals and objectives for the use of CPD funds based on public input and an analysis of housing and community development needs and resources.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Miami Gardens has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the city has identified two priority needs and associated goals to address those needs. The priority needs and goals are as follows:

Priority Need: Public Facilities & Infrastructure Improvements

Goal: 1A. Expand & Improve Public Infrastructure

The City will work to expand and improve public infrastructure in Miami Gardens. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.

Goal: 1B. Improve Access to Public Facilities

The City will work to improve access to public facilities in Miami Gardens. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.

Priority Need: Supportive Services for LMI & Special Needs

Goal: 2A. Provide Supportive Services for Special Needs

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.

Goal: 2B. Provide Vital Services for LMI Households

The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for low- and moderate income (LMI) households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, after school tutoring, summer programs, youth services, health services and more.

3. Evaluation of past performance

The City of Miami Gardens, with other public, private and nonprofit community housing providers and non-housing service agencies, has made significant contributions to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities especially for low- to moderate-income individuals in the community. However, public services and public improvements remain some of the most prolific issues facing Miami Gardens, as documented by the current Consolidated Plan and the most recent program year 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grant CDBG in the City. In the most recent reporting program year 2019, the City highlighted these accomplishments:

Affordable Housing: The City assisted 14 LMI owner-occupied residences with housing rehab. Housing rehab activities included, but were not limited to exterior painting, minor landscaping, replacement of roofing, repair of interior and exterior doors, repair of closet doors, fixing A/C units, insulation, and shutters damaged by storms and hurricanes.

Public Services: In PY2019, the City exceeded its goals to assist LMI and special needs groups with vital public services that improved their quality of life. In total 8,813 persons were served through public services which included senior services, youth enrichment and life skill programs, assistance for abused and neglected children, food banks and distribution for the elderly, and financial literacy programs.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. Public facility activities were park improvements at Myrtle Grove Park, Bennet Lifter Park and Lester Brown Park. Public infrastructure activities were storm water improvements to NW 27th Ave.

Economic Development: The City helped with demolition and clearance of three locations for businesses in PY2019. Two blighted commercial sites were cleared for future business redevelopment and one was acquired and then cleared. There were also 12 LMI persons assisted with employment training in various construction trades.

Due to the COVID-19 pandemic the City had several development activities delayed or not started. Precautions such as social distancing was put in place for the safety of staff and residents receiving assistance through City programs. The City however was still able to make significant progress towards goals that addressed the needs of residents in Miami Gardens.

4. Summary of citizen participation process and consultation process

The City's citizen participation process adheres to HUD's requirements set within the City's Citizen Participation Plan. This plan includes soliciting participation from all City residents, including minorities, non-English speakers, and low- and moderate-income persons, and the special needs community such as the elderly and those with any disability. A copy of the Citizen Participation Plan can be requested from the Community Development Director and can be emailed to their attention.

Citizen participation efforts for the development of the 2021-2025 Five-Year Consolidated Plan and 2021 AAP included a community and stakeholder survey to help determine the priority needs in the City. A 30-day public comment period was held to allow members from the public an opportunity to review and provide input on the draft 2021-2025 Consolidated Plan and 2021-2022 AAP. A public hearing was also held to allow members of the public an opportunity to make comments on the plans.

30-Day Public Comment Period: A 30-day public comment period was held for the 2021-2025 Consolidated Plan and 2021-2022 AAP (DRAFTS) beginning June 27, 2021 to July 27, 2021. The drafts could be downloaded from the City of Miami Gardens Department of Community Development website at http://www.miamigardens-fl.gov/cd/program_updates.html

Written comments for the draft plans were accepted until Tuesday, July 27, 2021. To view a hardcopy of the documents and submit comments locations listed below could be visited. Comments could also be submitted by e-mail at hudcomment@miamigardens-fl.gov

City of Miami Gardens
Community Development Department
18605 NW 27 Avenue, Suite 151
Miami Gardens, FL 33056
7:00 AM – 6:30 PM M-Th

City of Miami Gardens
City Hall
18605 NW 27 Avenue
Miami Gardens, FL 33056
7:00 AM – 6:30 PM M-Th

Public Hearing: A public hearing for the 2021-2025 Consolidated Plan and 2021-2022 AAP(DRAFTS) took place to inform the public and offer residents an opportunity to present comments on the draft plans. The City encourages public participation by attending the hearing scheduled below.

Topic: Consolidated Plan Public Meeting

Time: Tuesday Jul 20, 2021 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://miamigardens.zoom.us/j/94557535920>

Meeting ID: 945 5753 5920

One tap mobile

+17866351003,,94557535920# US (Miami)

All comments were welcome. Details of the citizen participation outreach efforts are located in PR-15 Citizen Participation.

5. Summary of public comments

All comments were welcome. Details of the citizen participation outreach efforts are located in PR-15 Citizen Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. Details of the citizen participation outreach efforts are located in PR-15 Citizen Participation.

7. Summary

The priority needs of the City were identified through citizen participation which included feedback from members of the public and community stakeholders through the public comment period and public hearing, and a review of the needs assessment and housing market analysis in this plan.

Primary data sources for the Consolidated Plan include: 2000 Census, 2015-2019 American Community Survey (ACS) 5-Year Estimates, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Inventory Management System/PIH Information

Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2015-2019 ACS.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2015-2019 data and tables that utilize CHAS contain 2017 data. At the time of writing only 2013-2017 CHAS data was available from HUD. However, 2015-2019 ACS data was available, and the Plan utilizes the most current data source where possible.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MIAMI GARDENS	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Miami Gardens Community Development Department is the responsible entity for carrying out the day-to-day administration of the housing and community development programs. The staff works with City Departments, local nonprofit and for-profit organizations, and contractors to carry out the goals of the Action Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

To comply with the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)), the City of Miami Gardens consulted with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues.

The City reached out through online surveys; a public hearing to discuss the plan; a 30-day public comment period to allow the public an opportunity to provide input of the plan and placed a newspaper advertisement in the Miami Herald. Individuals and organizations were invited to attend the public hearing, participate in the public comment period, and to respond to the online survey. This provided every stakeholder, interested party and resident with the opportunity to provide feedback. The online survey also provided an opportunity for the public to make suggestions and recommendations on the Five-Year Consolidated Plan and the One Year Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In the development of this Plan, the City of Miami Gardens consulted with community housing and service providers through a local stakeholder survey. Local community stakeholder organizations include private and public service providers, nonprofits, other government departments, health agencies, homeless prevention agencies and other social service providers. These organizations and agencies were invited to participate in the development of the City's Consolidated Plan, which includes the Strategic Plan for the next five years. The stakeholder survey specifically called for responses that would help identify the community housing and development needs in Miami Gardens as well as the funding priorities of CDBG funds. As well, all community stakeholders were welcome to make comments and provide input towards the plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In July 1993, Miami-Dade County's governing body, the Board of County Commissioners (the BCC), adopted a Continuum of Care plan entitled the "Miami-Dade County Community Homeless Plan" (the Plan). Concurrent with the adoption of the Plan, the BCC approved the levying of a one cent food and beverage tax to provide a unique, local dedicated source of funding for homeless programs, and approved

the creation of the 27-member Miami-Dade County Homeless Trust (the Trust) to administer the proceeds of this tax and implement the Plan. The Trust is the overall coordinating body for the continuum of care.

Additional partners in the implementation of the Plan include the public housing agency (the Miami-Dade Public Housing Agency), the County department responsible for the development of the consolidated plan (the Community and Economic Development Division of the Miami-Dade Department of Housing and Community Development), the local homeless provider consortia, and the Trust's private-sector partner, with its own diverse 65-member board. Services and housing are accessed through a coordinated, county-wide outreach process and connected through a homeless management information system (HMIS).

Within the Miami Gardens city limits, the only facility serving homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing, a Miami-based nonprofit developer. However, Miami Gardens is in the service area of Citrus Health Network, a homeless service and mainstream service providers. Citrus Health Network follows the CoC's Coordinated Outreach, Assessment and Placement (COAP) policy. Under the COAP policy, outreach workers administer a VI-SPDAT or F-VI-SPDAT to assess vulnerability. Individuals and families with high vulnerability scores are referred to the permanent supportive housing waiting list, while those with intermediate scores are referred for rapid re-housing. Veterans Affairs (VA) outreach workers refer clients to HUD-VASH, SSVF, or Grant and Per Diem programs as appropriate. A main access point for the COAP system is a centralized Homeless Helpline for persons to call to request assistance. Persons in the City of Miami Gardens in need of prevention or rapid-rehousing are directed to their closest location to apply for assistance.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Miami Gardens does not receive ESG funds, but City staff attend Continuum of Care subcommittee meetings held by the Miami-Dade County Homeless Trust. The Homeless Trust has developed performance standards for coordinated intake and assessment, adopting housing first core concepts, implementing housing first standards, and establishing core components for rapid rehousing and procedures for HMIS administration.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Miami Gardens
	Agency/Group/Organization Type	Other government - local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Miami Gardens is the lead responsible agency for the ConPlan and CDBG program.
2	Agency/Group/Organization	Miami-Dade County Homeless Trust
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.

3	Agency/Group/Organization	Citrus Health Network, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.
4	Agency/Group/Organization	Miami-Dade Public Housing and Community Development
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PHA. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.
5	Agency/Group/Organization	CARRFOUR SUPPORTIVE HOUSING, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.
6	Agency/Group/Organization	BroadbandNow
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BroadbandNow is a research organization which publishes data on the digital divide and impact of highspeed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas and help raise awareness of the importance of broadband access. The Town consulted with the BroadbandNow website for broadband access and identified highspeed internet providers in the Town.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. There were no agency types not consulted during this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Miami-Dade County Homeless Trust	The Strategic Plan is consistent with the goals and strategic plan of the Continuum of Care and the plan to end homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Local Housing Assistance Plan	Florida Housing Finance Corporation	The Strategic Plan is consistent with the Local Housing Assistance Plan, which is based on the criteria established by FHFC to serve low and moderate income households by providing housing assistance and homeownership opportunities.
City of Miami Gardens Comprehensive Plan	City of Miami Gardens	All planning efforts are consistent with the overall goals of the City of Miami Gardens Comprehensive plan.
Analysis of Impediments to Fair Housing Choice	City of Miami Gardens	This plan was used to address sections of the Consolidated Plan related to fair housing issues within the City of Miami Gardens.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Miami Gardens works with Miami-Dade County in the implementation and coordination of its programs. The County has an array of housing, community development and public service programs that help to enhance the current services and programs available throughout Miami Gardens. The City is committed to ongoing cooperation with neighboring communities and Countywide housing and community development efforts. The City will participate in local and regional meetings as well as forums and will regularly review the availability of information published on the County's website.

The State of Florida provides a number of programs and services that help to enhance current services and programs provided by the City that are made available to assist residents. Through the Florida Housing Finance Corporation, the Florida Housing Coalition, and the Department of Economic Opportunity, residents and non-profit organizations can receive training and technical assistance and learn about programs and services available to residents. This is used as a tool to leverage funding for programs, increase participation, and learn about services available to local organizations, service providers and residents.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City’s citizen participation process adheres to HUD’s requirements set within the City’s Citizen Participation Plan. This plan includes soliciting participation from all City residents, including minorities, non-English speakers, and low- and moderate-income persons, and the special needs community such as the elderly and those with any disability. A copy of the Citizen Participation Plan can be requested from the Community Development Director and can be emailed to their attention.

Citizen participation efforts for the development of the 2021-2025 Five-Year Consolidated Plan and 2021 AAP included a community and stakeholder survey to help determine the priority needs in the City. A 30-day public comment period was held to allow members from the public an opportunity to review and provide input on the draft 2021-2025 Consolidated Plan and 2021-2022 AAP. A public hearing was also held to allow members of the public an opportunity to make comments on the plans. All comments were welcome.

See in the following table for details of the citizen participation outreach efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Survey	Non-targeted/broad community	<p>A community survey was held to give members of the public an opportunity to help determine the priority needs of the community.</p> <p>The Community survey link is: https://www.surveymonkey.com/r/MiamiGardens_2021</p>	<p>The community survey had 43 responses from the public with the top three priorities:</p> <ul style="list-style-type: none"> - Affordable Housing - Public Improvements - Public Services <p>Community survey results were uploaded into the AD-25 citizen participation link.</p>	All comments were accepted.	
2	Stakeholder Survey	Stakeholder Organizations	<p>A stakeholder survey was held to give stakeholders and community organizations an opportunity to help determine the priority needs of the community.</p> <p>The stakeholder survey link is: https://www.surveymonkey.com/r/MiamiGardens-Stakeholder-2021</p>	<p>The stakeholder survey had 6 responses from neighborhood organizations and agencies with the top three priorities:</p> <ul style="list-style-type: none"> - Economic Development - Affordable Housing - Public Services <p>Stakeholder survey results were uploaded into the AD-25 citizen participation link.</p>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Comment Period	Non-targeted/broad community	<p>A 30-day public comment period was held for the 2021-2025 Consolidated Plan and 2021-2022 AAP (DRAFTS) beginning June 27, 2021 to July 27, 2021. The drafts could be downloaded from the City of Miami Gardens Department of Community Development website at http://www.miamigardens-fl.gov/cd/program_updates.html</p> <p>Written comments for the draft Plans were accepted until Tuesday, July 27, 2021. To view a hardcopy of the documents and submit comments locations listed below could be visited. Comments could also be submitted by e-mail at hudcomment@miamigardens-fl.gov</p> <p>City of Miami Gardens Community Development Department 18605 NW 27 Avenue, Suite 151 Miami Gardens, FL 33056 7:00 AM – 6:30 PM M-Th</p> <p>City of Miami Gardens City Hall 18605 NW 27 Avenue Miami Gardens, FL 33056 7:00 AM – 6:30 PM M-Th</p>	All comments are accepted.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Public Hearing	Non-targeted/broad community	<p>A public hearing for the 2021-2025 Consolidated Plan and 2021-2022 AAP(DRAFTS) took place to inform the public and offer residents an opportunity to present comments on the draft plans. The City encourages public participation by attending the hearing scheduled below.</p> <p>Topic: Consolidated Plan Public Meeting</p> <p>Time: Tuesday Jul 20, 2021 01:00 PM Eastern Time (US and Canada)</p> <p>Join Zoom Meeting https://miamigardens.zoom.us/j/94557535920 Meeting ID: 945 5753 5920 One tap mobile +17866351003,,94557535920# US (Miami)</p>	All comments are accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs within the City of Miami Gardens analyzing various demographic and economic indicators. To understand the needs of the community the broad trends in population, income, and household demographics must be analyzed first. Each of the following sections looks closely at specific housing factors and how they relate to the jurisdiction's population.

1. Housing Needs Assessment
2. Disproportionately Greater Need
3. Public Housing
4. Homeless Needs Assessment
5. Non-Homeless Special Needs Assessment
6. Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section analyzes all aspects of housing needs, including supply, affordability, and housing conditions. To conduct this assessment Census Bureau, CHAS, and American Community Survey (ACS) data contained in the Consolidated Plan tables was considered.

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one unit for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

Demographics

Miami Gardens has experienced slow growth since 2010. The population has increased by 5%, which is slower than Miami-Dade County (9.4%), Florida (11.4%), and the United States (6.9%). The number of households in the City decreased by 5%, which means that there are more people living in less housing units, which may cause an increase in overcrowding or other housing problems.

Economic growth has been slow in Miami Gardens. Nominally, the median household income has increased by 2%. However, when inflation is considered, there was no economic growth in the City. In terms of real dollars, the purchasing power of a household earning the median income has decreased by \$6,057 (-12%).

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	105,642	111,363	5%
Households	32,000	30,485	-5%
Median Income	\$43,147.00	\$44,064.00	2%

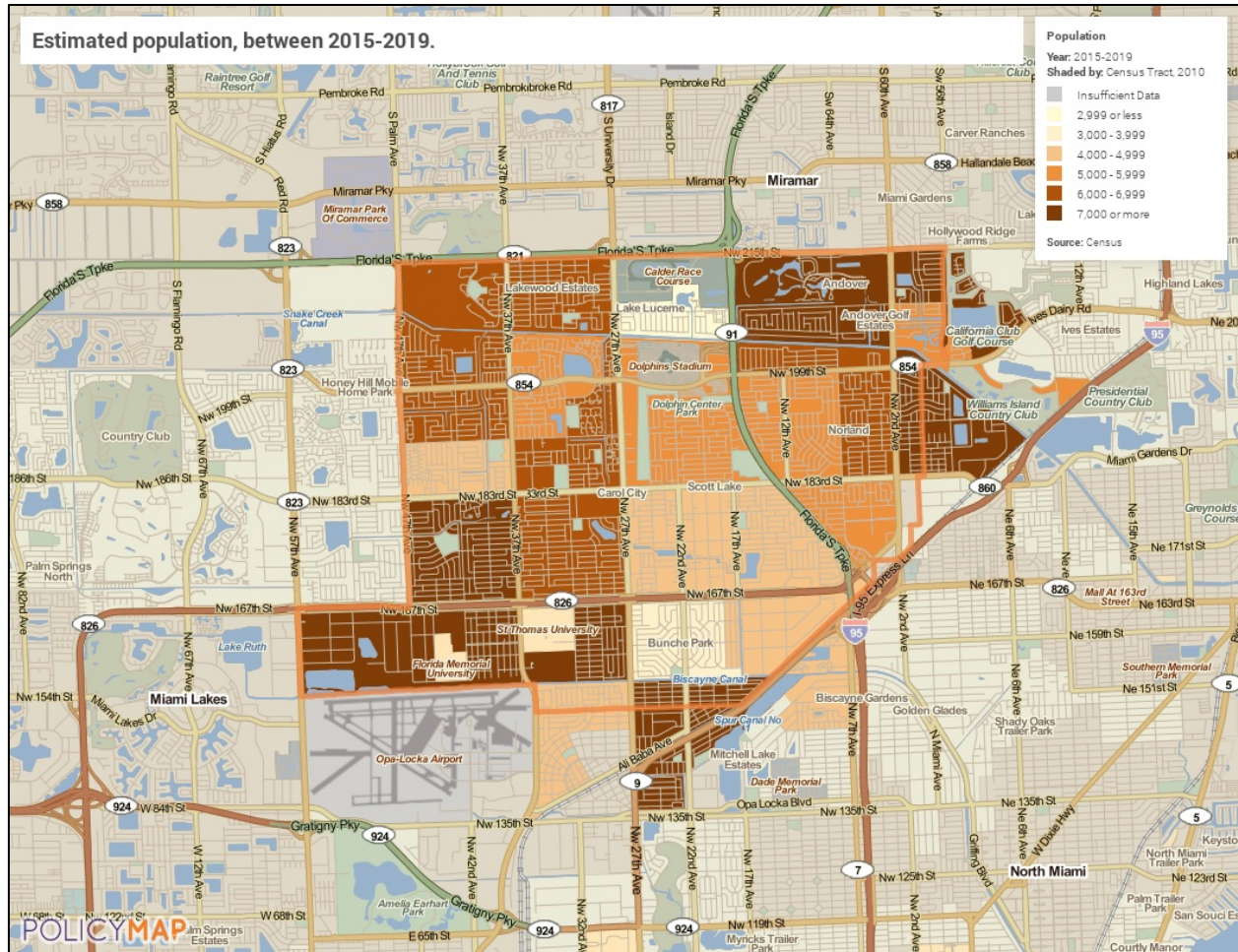
Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2006-2010 ACS, 2015-2019 ACS

Population

In the following map the population of the City is broken down by census tracts. Two tracts in the City, one near Bunche Park and one near Calder Race Course, have relatively small populations. Less than 3,000 people live in each of these tracts. The City also has areas with relatively large populations. Tracts in the northeast and southwest have over 7,000 per tract.

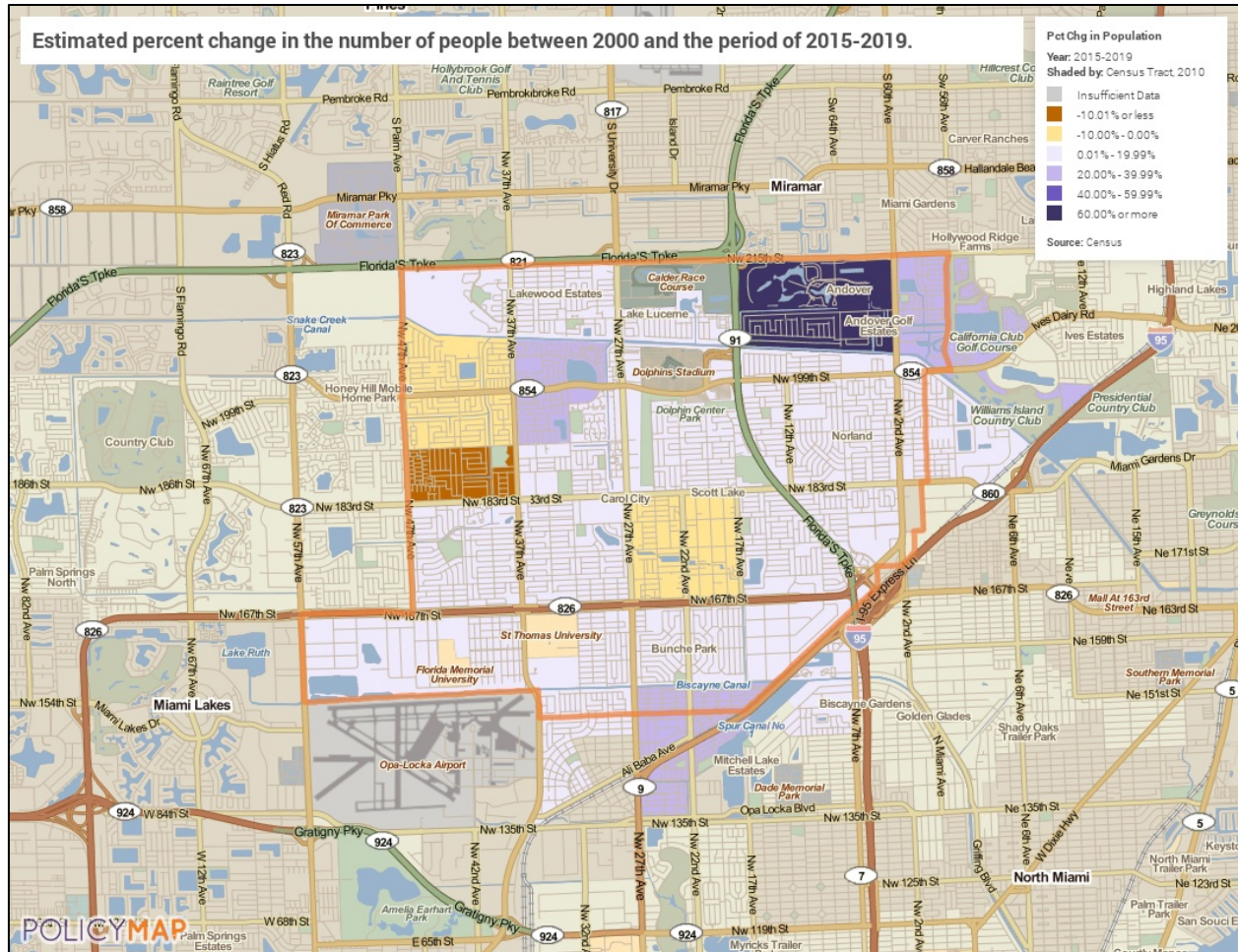
Source: 2015-2019 American Community Survey 5-Year Estimates



Change in Population

The map below displays the population change throughout the jurisdiction since 2000. As noted above, since 2010 the population has only grown by 5%. Since 2000, the population has decreased by 10.6%. The population change did not occur consistently throughout the City. Yellow and orange tracts show a decrease in population and it occurred in three tracts, one of which decreased by over 10%.

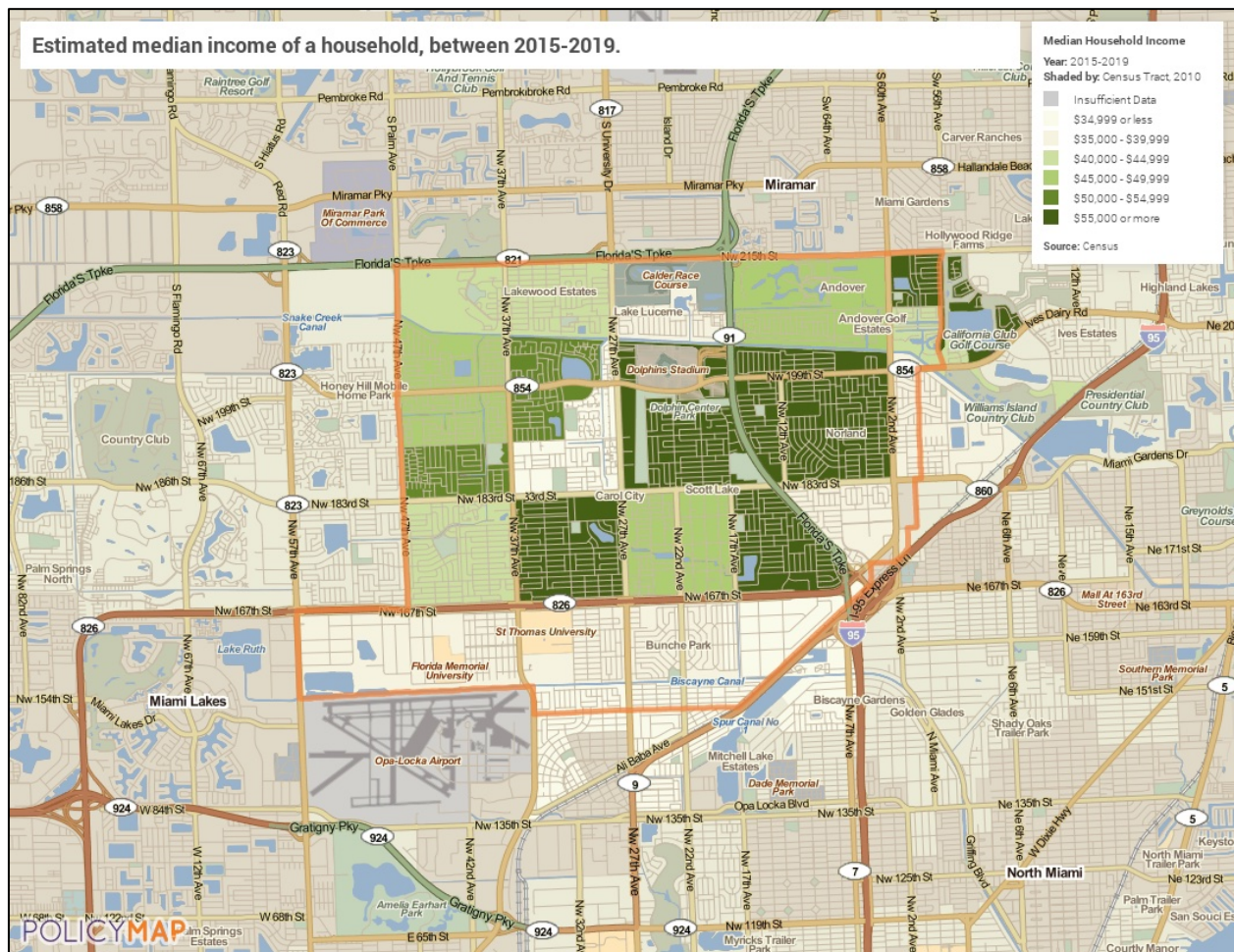
Source: 2015-2019 American Community Survey 5-Year Estimates



Median Household Income

The map below displays the median household income by census tract throughout the jurisdiction. In 2019, the median household income was \$44,064 but the income varied considerably throughout the City. Tracts with a relatively high income are darkest green and the MHI is over \$55,000. Low-income tracts are located throughout the City but primarily in the southern part. In these tracts the MHI is less than \$35,000.

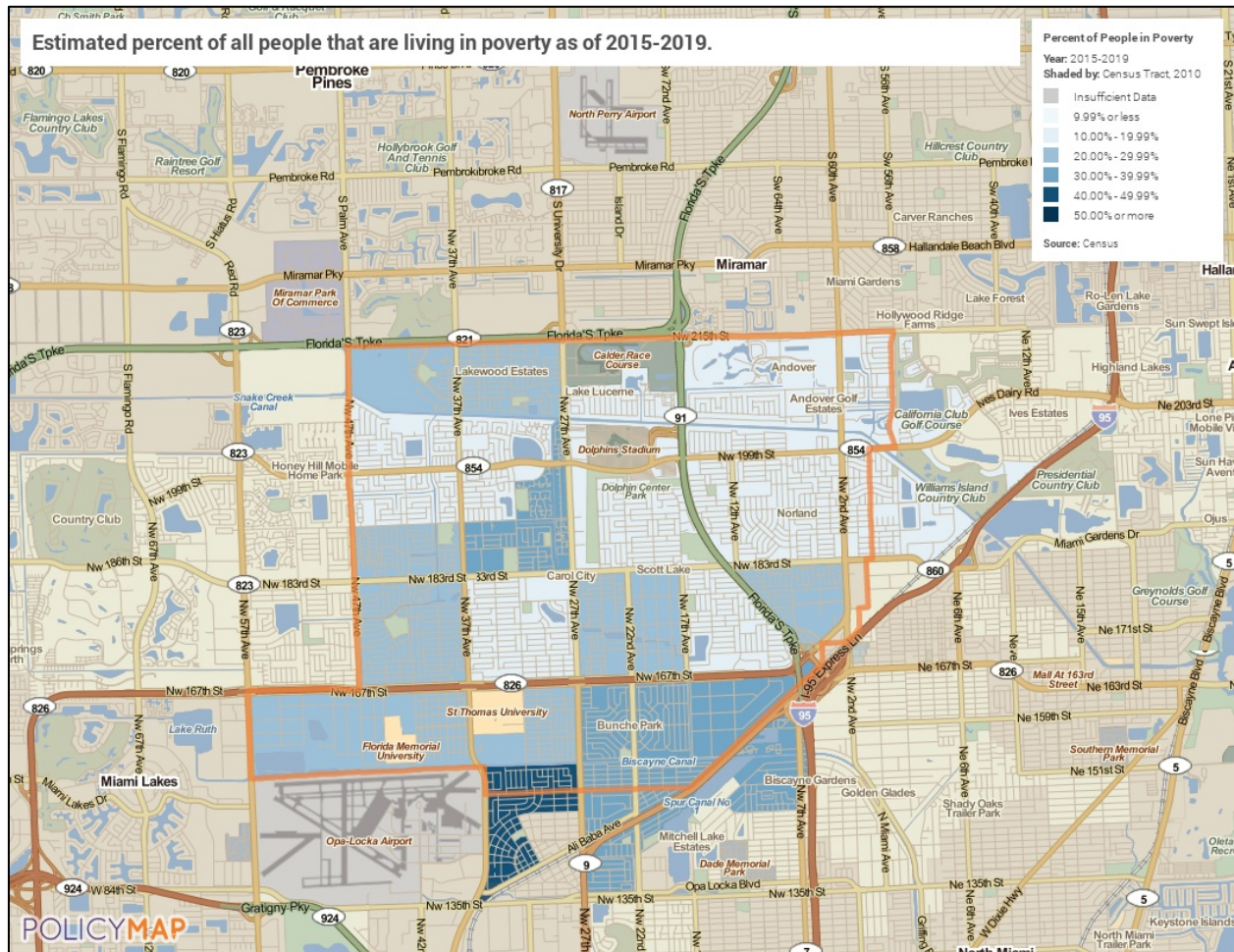
Source: 2015-2019 American Community Survey 5-Year Estimates



Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. Tracts with higher poverty rates generally overlap with tracts shown to have a low median household income in the map above.

Source: 2015-2019 American Community Survey 5-Year Estimates



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,635	5,780	6,545	3,140	8,350
Small Family Households	2,500	2,520	3,745	1,420	4,550
Large Family Households	670	550	785	725	1,380
Household contains at least one person 62-74 years of age	1,575	1,710	1,400	870	2,460
Household contains at least one person age 75 or older	1,160	815	640	424	710
Households with one or more children 6 years old or younger	1,060	1,155	1,020	565	1,215

Table 6 - Total Households Table

Alternate Data Source Name:
2013-2017 CHAS

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2017 CHAS data. Small families are more prevalent, which follows the trend of smaller average household size in the region and the nation. Households that make greater than 100% HAMFI are mostly small, only 16.5% of these families are large.

There appears to be a relationship between income and household type. Nearly 55% of households earning >100% HAMFI are small households while only 37.7% of households earning 0-30% HAMFI are small households. Higher income households are also less likely to have someone over the age 75 present.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	25	10	35	65	4	0	15	84
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	70	35	40	220	45	35	30	20	130
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	150	105	35	455	75	75	180	135	465
Housing cost burden greater than 50% of income (and none of the above problems)	2,140	1,335	250	0	3,725	1,545	1,305	505	55	3,410
Housing cost burden greater than 30% of income (and none of the above problems)	155	775	1,195	180	2,305	515	640	1,595	680	3,430
Zero/negative Income (and none of the above problems)	430	0	0	0	430	450	0	0	0	450

Table 7 – Housing Problems Table

Alternate Data Source Name:
2013-2017 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in the City. Using 2017 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status.

Cost burden is clearly the biggest housing problem in the City in terms of sheer numbers – a common trend in many communities across the state and nation today. There were 6,030 renters and 6,840 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,540	2,330	1,605	270	6,745	2,240	2,055	2,305	905	7,505
Having none of four housing problems	485	405	765	625	2,280	485	990	1,870	1,340	4,685
Household has negative income, but none of the other housing problems	430	0	0	0	430	450	0	0	0	450

Table 8 – Housing Problems 2

Alternate Data Source Name:
2013-2017 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. Severe housing problems are relatively common in Miami Gardens. Of residents earning less than 100% AMI, over 70% of renters and 60% of homeowners report a severe housing problem.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,385	1,280	885	3,550	745	770	1,245	2,760
Large Related	440	215	155	810	200	275	230	705
Elderly	335	260	70	665	835	415	140	1,390
Other	645	430	415	1,490	535	295	325	1,155
Total need by income	2,805	2,185	1,525	6,515	2,315	1,755	1,940	6,010

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2013-2017 CHAS

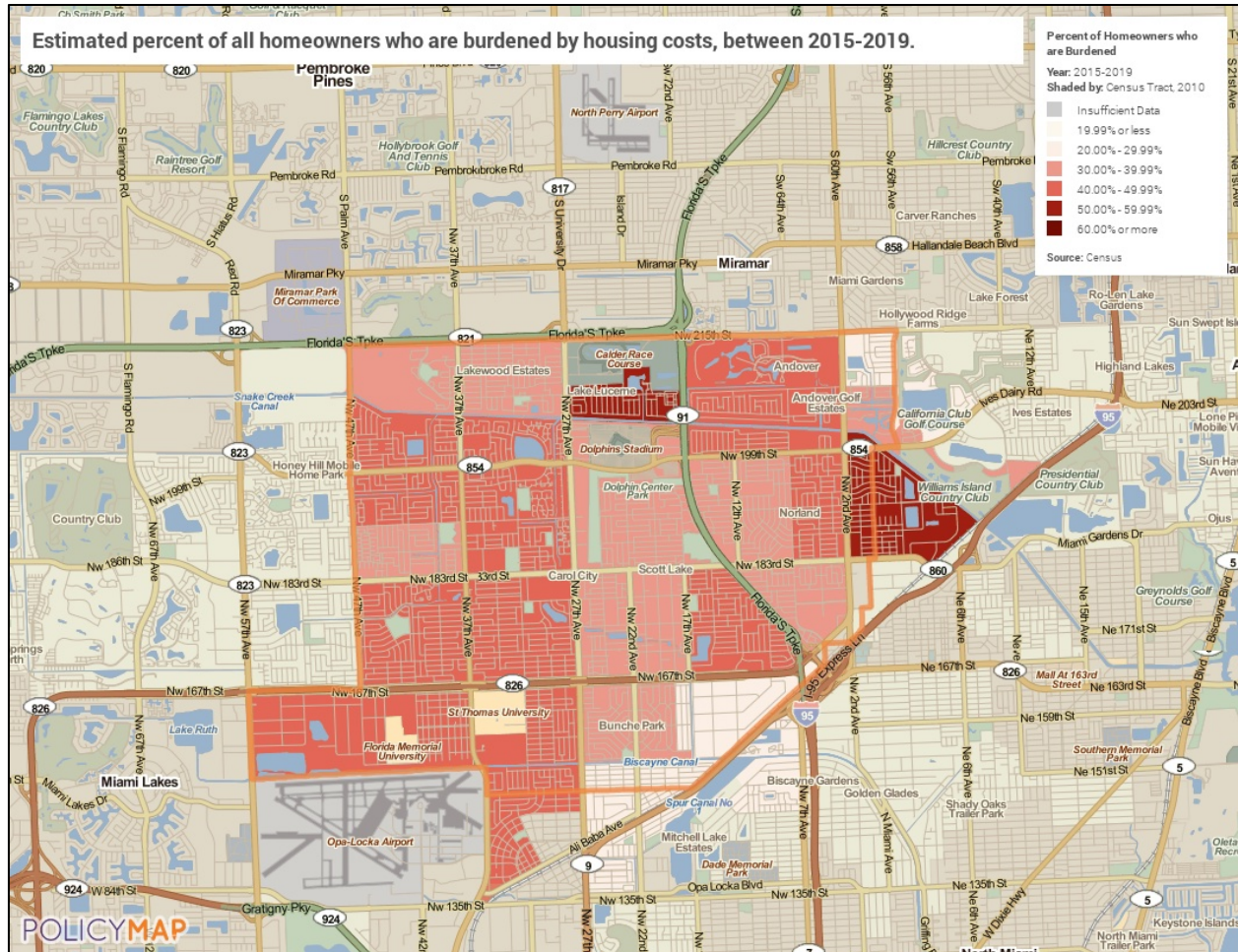
Cost Burden

The table above displays 2017 CHAS data on cost-burdened households in the City for the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. Over 54% of renters and 46% of homeowners who earn less than 80% AMI are cost burdened. Cost burden will be discussed multiple times throughout this document.

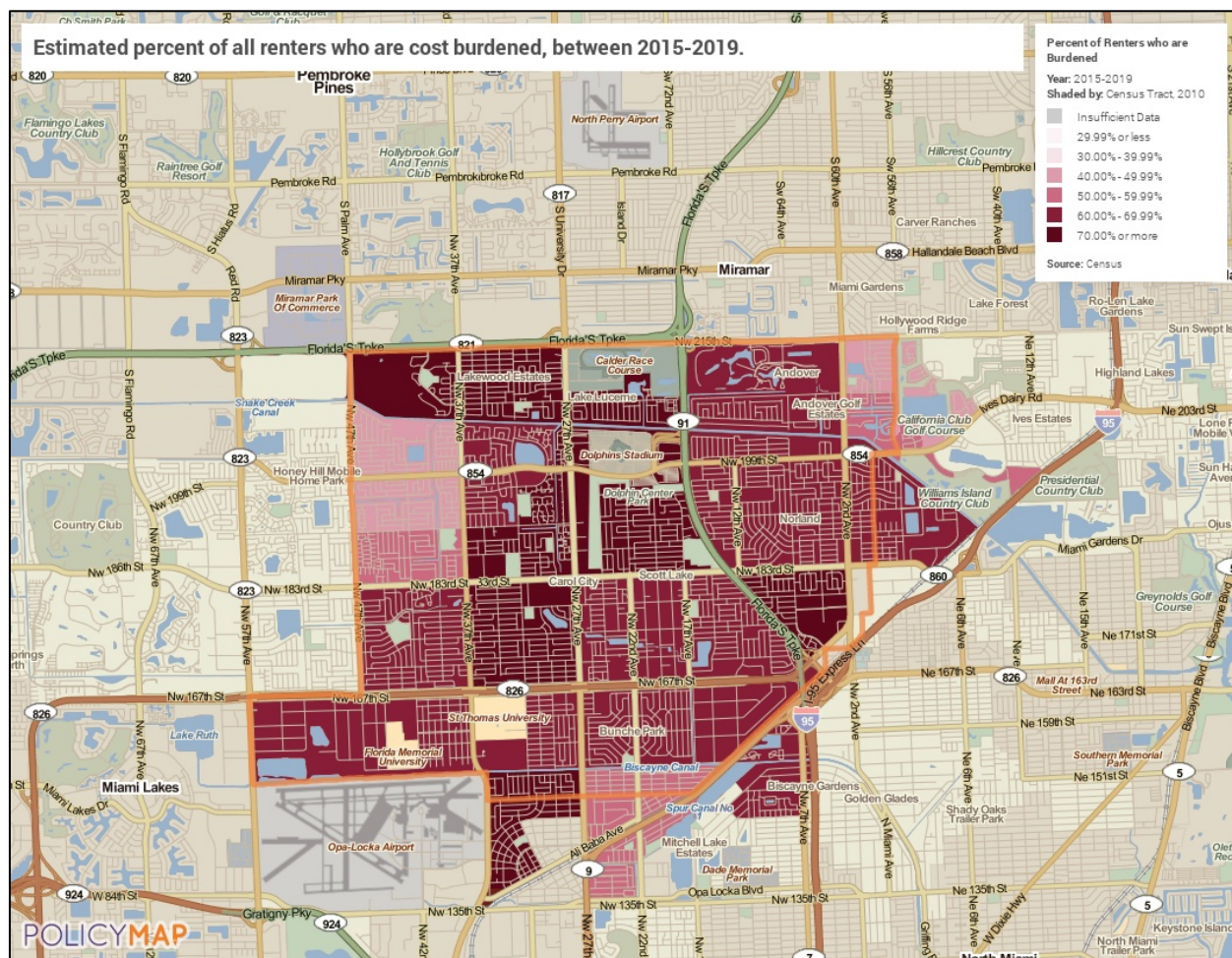
Housing Cost-Burdened

The following maps below display the percentage of the population who are cost-burdened by census tract using data from the 2015-2019 American Community Survey 5-Year Estimates. In most tracts, over 30% of the population is cost burdened. The highest rate is found near Calder Race Course and on the eastern edge of the City where 60% or more of the population is cost burdened.

Source: 2015-2019 American Community Survey 5-Year Estimates



Cost burden is more common for renters throughout Miami Gardens than for homeowners. In most of the City over 60% of renters are financially unstable due to the cost of housing relative to their income. There are a few places in the City where less than 50% of renters are cost burdened. They are in the northeast, northwest, and the south.



Cost Burdened Renters

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,185	835	120	2,140	515	480	250	1,245
Large Related	430	110	10	550	170	155	0	325
Elderly	230	115	0	345	495	255	60	810
Other	405	285	130	820	345	270	75	690
Total need by income	2,250	1,345	260	3,855	1,525	1,160	385	3,070

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2013-2017 CHAS

Severe Cost Burden

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing cost. For households earning less than 80% AMI, over 20% of homeowners and 33% of renters have a severe cost burden.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	205	220	110	30	565	75	45	125	70	315
Multiple, unrelated family households	30	0	25	60	115	55	65	80	85	285
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	235	220	135	90	680	130	110	205	155	600

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2013-2017 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households.

The table below displays the number of households with children present. Children are more likely to reside in rental housing in the City.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	840	580	415	1,835	220	575	605	1,400

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2013-2017 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2015-2019 ACS (S2501), 22.6% of occupied housing units in the jurisdiction (6,898) are single-person households. Single-person households are more likely to be renters. Approximately 25.8% of renter-occupied units are single-person households as compared to 20.8% of owner-occupied households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In 2019, 11.1% of the population in the jurisdiction was with a disability, or 12,300 persons (2015-2019 ACS, S1810). Approximately 864 of these residents are under the age of 18. The most common disability reported was ambulatory difficulty which was reported by 6.6% of residents. Furthermore, more elderly householders are living with a disability than any other age category. Approximately 22.7% of elderly 65 to 74 years are with a disability and elderly 75 years and over have 49.2% with a disability.

Residents with disabilities and families with children with disabilities face significant barriers to affordable housing. Most homes require expensive modifications to accommodate the needs of residents. Additionally, residents with disabilities have annual median earnings nearly 25% less than other residents without disabilities. An exact count of those in need of housing assistance is difficult to determine but it is likely most residents with a disability either need housing assistance through financial support or access to homes that meet their needs.

Victims of Crime

According to the FBI Crime database there were 15 rapes and 563 assaults in Miami Gardens during 2019. In the jurisdiction, the rate of rapes is 1.4 per 10,000, which is less than the national rate of 4.3. However, the rate of assaults is 51.2 per 10,000, which is more than double the national rate of 25.0 per 10,000. The need for supportive housing is likely much larger than this data shows. Many domestic crimes go unreported and residents in abusive households are unable to find a safe location to stay.

What are the most common housing problems?

Housing cost burden is the most common housing problem in Miami Garden This is true of both the renter population and owner population. According to 2013-2017 CHAS data there are 6,030 renters and 6,840 homeowners who are cost burdened and have an income 80% or less of the Area Median Income. These households are at risk of housing insecurity and may need supportive services to remain in their homes.

Are any populations/household types more affected than others by these problems?

The 2017 CHAS data, while yielding different totals than the recent data from the Census Bureau, provide a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect, we see that low and extremely low-income renters are more affected by housing problems than

other groups. For example, extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

The relationship between housing problems and race, ethnicity, and income is discussed in more detail in MA-50.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low-income (ELI) households with severe cost burdens are particularly at risk for homelessness. HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income. Many individuals and families exiting homelessness are also extremely low-income and severely cost burdened, due to the limited amount of affordable housing and long-term tenant-based housing assistance.

The Housing Assistance Network of Dade (HAND) Prevention and Rapid Re-housing program operated by Citrus Health Network has various elements in place to increase the successful transition off assistance, including household budgeting, assistance in locating an apartment that is affordable, and slow decrease in assistance. The HAND program was created with contributions from Miami Gardens and three other jurisdictions using funds from the Homelessness Prevention and Rapid Re-Housing Program, a time-limited HUD grant. Statistics for the HAND program currently shows that less than 5% return to the homeless continuum after receiving assistance through the HAND Program.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The jurisdiction does not provide an estimate of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Persons identified to be at increased risk include persons who are extremely low income, persons with disabilities, persons fleeing domestic violence, homeless persons being discharged from crisis units, hospitals and jails, unaccompanied youth, and youth aging out of foster care. These issues increase the risk of homelessness in the City.

A more comprehensive look at residents who are experiencing homelessness is conducted in NA-40.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables look at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,780	970	880
White	100	4	30
Black / African American	3,455	645	670
Asian	39	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	1,145	295	190

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,385	1,395	0
White	60	90	0
Black / African American	2,970	845	0
Asian	4	50	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,320	400	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,910	2,635	0
White	60	170	0
Black / African American	2,620	1,455	0
Asian	15	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	35	0
Hispanic	1,195	925	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2013-2017 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	1,965	0
White	34	40	0
Black / African American	935	1,585	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	325	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide housing problem rate in this income group is 72.1%. There are no racial or ethnic groups disproportionately impacted by housing problems in this income group.

Very Low-Income (30-50% AMI)

In this income group 75.9% of households report a housing problem. There is one group that is disproportionately impacted. According to the available data, one hundred percent of American Indian or Alaska Native households have a housing problem.

Low-Income (50-80% AMI)

Approximately 59.7% of households have a housing problem in this group. There are no racial or ethnic groups disproportionately impacted by housing problems.

Moderate Income (80-100% AMI)

This income group reports 37.4% of households with a housing problem. There are no racial or ethnic groups disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,105	1,640	880
White	90	15	30
Black / African American	2,980	1,125	670
Asian	39	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	965	470	190

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,975	2,805	0
White	14	130	0
Black / African American	1,965	1,850	0
Asian	4	50	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	960	765	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	5,425	0
White	15	220	0
Black / African American	755	3,320	0
Asian	0	30	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	35	0
Hispanic	340	1,775	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	2,825	0
White	0	80	0
Black / African American	255	2,275	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	450	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide severe housing problem rate in this income group is 62%. There is one group disproportionately impacted. Approximately 79.6% of Asian households have a severe housing problem.

Very Low-Income (30-50% AMI)

In this income group 51.5% of households report a severe housing problem. There is one group who are disproportionately impacted. One hundred percent of American Indian or Alaska Native households have a severe housing problem.

Low-Income (50-80% AMI)

Approximately 17.1% the households in this income group have a severe housing problem. There are no groups disproportionately impacted.

Moderate Income (80-100% AMI)

This income group reports 10% of households with a severe housing problem. There are no groups disproportionately impacted.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,305	6,640	7,590	910
White	455	155	125	30
Black / African American	10,740	4,655	5,305	675
Asian	225	35	45	0
American Indian, Alaska Native	35	0	20	0
Pacific Islander	35	0	0	0
Hispanic	3,730	1,760	2,055	205

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2013-2017 CHAS

Discussion:

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experienced a disproportionately greater need when it comes to housing cost burden.

Cost Burden (30-50%)

Approximately 22.5% of households in the jurisdiction pay between 30% and 50% of their income to housing costs. There were no groups disproportionately impacted by cost burden.

Severe Cost Burden (50% or more)

In Miami Gardens 25.7% of households report severe cost burden. One group, American Indian and Alaska Native households, are disproportionately impacted. Approximately 36.4% of households in this group have a severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

Overall, it is relatively rare for a group to be disproportionately impacted by housing problems due to race or ethnicity. However, Pacific Islander households report a disproportionate impact in several income groups. The total number of households is relatively small.

Disproportionate Housing Problems:

- Extremely Low Income: None
- Very Low Income: American Indian or Alaska Native
- Low Income: None
- Moderate Income: None

Disproportionate Severe Housing Problems:

- Extremely Low Income: Asian
- Very Low Income: American Indian or Alaska Native
- Low Income: None
- Moderate Income: None

Cost Burden: None

Extreme Cost Burden: American Indian or Alaska Native

If they have needs not identified above, what are those needs?

No other needs are identified at this time.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Asian population is relatively small in Miami Gardens but is primarily located on the eastern side of the community, particularly in the Norland neighborhood. Areas with a concentration of race or ethnicity, low income, and housing problems is discussed in the Market Analysis portion of this document.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth largest housing agency in the nation, PHCD administers over 8,000 public housing units and over 13,000 Housing Choice Vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	97	2,075	8,077	13,386	51	13,054	0	41	52

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Totals in Use Description

The table above shows totals for units and vouchers administered by PHCD. Miami Gardens has a 52-unit public housing development, Venetian Gardens, consisting of 2- to 4-bedroom units in townhomes just west of Saint Thomas University. The City also has 4 FHA homes, and one unit of a scattered-site public housing development is in northwestern Miami Gardens.

Palmetto Gardens, a 40-unit mid-rise development consisting of efficiencies and 1-bedroom units, is located just outside the city limits, about 2 miles northwest of Opa-Locka Airport.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	7,461	9,053	10,337	12,575	9,769	12,438	0	14,777
Average length of stay	0	7	7	7	2	7	0	8
Average Household size	1	1	2	2	1	2	0	3
# Homeless at admission	2	15	0	1	0	1	0	0
# of Elderly Program Participants (>62)	12	1,375	3,772	4,502	23	4,418	0	4
# of Disabled Families	84	368	1,127	2,534	8	2,453	0	7
# of Families requesting accessibility features	97	2,075	8,077	13,386	51	13,054	0	41
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents Description

Palmetto Gardens is an elderly-approved facility, but Venetian Gardens is not.

While specific data for public housing tenants and voucher holders in Miami Gardens is not available, the Countywide data shows that PHCD's housing provides a lifeline for some of Miami-Dade County's most vulnerable residents. Among tenant households in public housing, 47% are elderly and 14% have a disability. Among voucher households (both project-based and tenant-based), 34% are elderly and 19% have a disability.

Only a small number of public housing and HCV beneficiaries are homeless at admission. However, PHCD plans to implement a Homeless Pilot Program for public housing units to address the risk of homelessness, including released prisoners. PHCD will collaborate with a local homeless organization (i.e., Homeless Trust) to implement a waiting list and pilot program for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, and permanent supportive housing. PHCD may also consider the option of housing homeless persons through the Project-Based Voucher program, subject to need and funding availability.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	31	1,562	3,705	6,120	28	5,964	0	13	31
Black/African American	65	511	4,353	7,236	21	7,062	0	28	21
Asian	0	0	10	6	0	6	0	0	0
American Indian/Alaska Native	0	0	9	14	1	13	0	0	0
Pacific Islander	1	2	0	10	1	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents Description

Specific data on the racial makeup of Miami Gardens' public housing and voucher beneficiaries is not available, but countywide data shows that most of PHCD's public and assisted housing beneficiaries identify as white or black. More than half of PHCD's public housing and voucher

households are identified as black, while black residents account for one-fifth of Miami-Dade County's overall population. This is due to the lower median household income and higher poverty rate of black Miami-Dade County residents, compared to white residents.

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	23	1,652	3,867	6,354	30	6,198	0	12	30
Not Hispanic	74	423	4,210	7,032	21	6,856	0	29	22
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents Description

Specific data on the ethnicity of Miami Gardens' public housing and voucher beneficiaries is not available, but roughly half of PHCD's public housing units and vouchers are held by Hispanic households.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Some of the needs requested by Public Housing tenants, Housing Choice Voucher holders, and housing assistance applicants include requests for live-in-aide; renovations of bathrooms to include grab bars in the shower, accessible toilets, and showers; pet companions; and first floor access for the disabled. On May 8, 2014, PHCD adopted a Reasonable Accommodation Policy and Procedures to ensure that it complies with the reasonable accommodation requirements of Section 504. An Americans with Disabilities Act (ADA) Coordinator is assigned to enforce the policy and receives annual training on the requirements for compliance.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Public Housing residents and Housing Choice vouchers holders are affordable, decent, safe, and sanitary housing. Once families have secure housing it is important for them to have pathways to financial independence. This means that public housing must be near economic opportunities, educational facilities, and/or a robust public transportation system. The goal of public housing is to provide temporary support for those in need.

How do these needs compare to the housing needs of the population at large

In general, the population at large is wealthier and has access to greater housing opportunities than those who use publicly supported housing. Tenants of public housing and those with housing choice vouchers tend to have lower incomes than the rest of the population: \$10,337 average annual income for public housing residents and \$12,575 for voucher holders.

According to a study by the Shimberg Institute, many public housing and housing choice voucher tenants are single parent households with children, numbering 48% of public housing residents and 70% of voucher holders. While this information shows that public housing is assisting those with the greatest need, it is important for residents in public housing to have assistance transitioning out of them instead of starting cycles of dependency.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is an incredibly troublesome and complex issue that most communities across the country must address. The major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment or underemployment, lack of affordable housing options, and/or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. Homelessness can be caused by all these issues and they are often interrelated. Due to this complexity, fighting homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defined “homeless” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The City of Miami Gardens is part of the Miami-Dade Continuum of Care (CoC), for which the lead agency is the Miami-Dade County Homeless Trust (MDCHT). MDCHT was created by Miami-Dade County's governing body, the Board of County Commissioners (BCC), in 1993 to administer the proceeds of the local 1% Food and Beverage Tax and other funding streams to provide a unique, local dedicated source of funding for homeless programs. Their mission was to implement the Miami-Dade Community Homeless Plan, which was created that same year. In Miami Gardens, the only provider of services targeted to homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. However, people who become homeless in Miami Gardens have access to shelter, housing, and supportive services in other parts of northern Miami-Dade County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	327	0	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	1,299	1,008	0	0	0	0
Chronically Homeless Individuals	195	126	0	0	0	0
Chronically Homeless Families	57	0	0	0	0	0
Veterans	145	24	0	0	0	0
Unaccompanied Child	1	0	0	0	0	0
Persons with HIV	54	16	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

2019 PIT Count

Data Source Comments:

2019 PIT Count. This Data is based on point-in-time information provided by the Miami-Dade Homeless Trust FL-600. Data is provided at the CoC county level. Point-in Time Date: 1/24/2019.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless – Residents are experiencing chronic homelessness if they have a disabling condition and have been continuously homeless for one year or more, or more than four times within three years, totaling twelve months. In 2019, 321 persons experienced chronic homelessness.

Families with Children – Households that include at least one adult and one person under the age of 18 is considered a family with children. Children raised experiencing homelessness are likely to experience housing instability into adulthood. In 2019 there were 327 persons in families.

Veterans – Providing additional resources and support for veterans has been a priority for Miami-Dade. Currently, there are 169 veterans experiencing homelessness, most of whom are sheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	875	486
Black or African American	1,523	514
Asian	10	1
American Indian or Alaska Native	3	6
Pacific Islander	3	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	814	322
Not Hispanic	1,650	686

Alternate Data Source Name:

2019 PIT Count

Data Source

Comments:

2019 PIT Count. This Data is based on point-in-time information provided by the Miami-Dade Homeless Trust FL-600. Data is provided at the CoC county level. Point-in Time Date: 1/24/2019.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

See above

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Black or African American residents are the largest racial demographic for people experiencing homelessness. They make up 61.8% of sheltered and 51% of unsheltered persons. Hispanic residents are also a prominent group, making up 33% of sheltered and 31.9% of unsheltered. There are very few persons experiencing homelessness that identify as Asian, American Indian or Alaska Native, or Pacific Islander.

With the large increase in residents, comes the increase in vulnerable family situations. Housing plays a pivotal role in the well-being of children and families and stable housing is a critical factor for positive child and youth development. Unfortunately, the number of homeless families with children in the City of Miami Gardens has increased in recent years due to the lack of affordable housing, the recent economic recession which further increased the likelihood of homelessness among children and youth in unemployed single parent households.

The poverty rate hovers around 20.13% with a medium income of \$27,447. The City has an under 18 population of 36.9% which is notably greater than the Florida state average of 21.3%. Unemployment rate as of February 2016 is 6.8% which is the highest in the State of Florida. Large numbers of single head

of households (male 2% and female 37%).¹ Young adults 18 years of age and over transitioning out of foster care and other settings find locating housing difficult even after they become employed. 20 transitioning young adults will be targeted under this application.

The average housing cost is \$164,600 rising 13% since 2015 and Zillow predicts they will rise 0.4% within the next year. Zillow, an online real estate database company, documents the average cost to rent a home in Miami Gardens is \$1,674 per month and these costs will continue to rise 0.4%.² Families find these costs burdensome and thus find themselves on the street or forced into sharing housing with family and/or friends.

Live Healthy Miami Gardens (LHMG) will work in collaboration with the North Dade Youth and Family Coalition (NDYFC) to target the more than 100 children and families living in homeless situations throughout North Miami Dade County. Criteria includes: those living with family and/or friend(s) (couch surfing); living in their cars, city parks, abandoned building or other inhabitable environments; and those who face homelessness due to job loss and eviction. Single parents with children and youth transitioning out of foster care and Miami Job Corps sites will have priority.

The program is designed to prevent homelessness, decrease length of stay in homeless and emergency shelters, and provide rapid re-housing within the community they currently live. Prevention for those facing eviction due to non-payment of rent and who have a notice to pay from an authorized landlord; assisting those who are currently on the street and are unable to secure immediate placement in a homeless shelter; and aiding those who live with multiple families and are seeking affordable housing in order to stabilize their family.

US Census 2010 (2009 – 2013 estimates.)

<http://www.zillow.com/miami-gardens-fl/home-values/>

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Miami Gardens has no emergency or transitional shelters, so the only "literally homeless" people identified in the City are unsheltered.

² <http://www.zillow.com/miami-gardens-fl/home-values/>

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless persons with special needs include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, sexual assault, and stalking. Members of these special needs populations often have low incomes. Data on special needs populations is limited, but there is a significant need for housing and/or supportive services for all special needs Sub-populations and meeting these needs is a high priority for Miami Gardens.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

HIV/AIDS: Discussed below

Alcohol and/or Drug Addiction: It is difficult to gather exact data about drug and alcohol addiction within a community. Addiction often goes unrecognized because people do not seek help for fear of the legal and social ramifications. If individuals who are struggling with addiction are worried that they will be arrested when seeking help, then they will continue to stay in the shadows. Often, addiction is only recognized when someone overdoses or gets arrested for a DUI or similar crime.

Disability: According to the 2015-2019 American Community Survey 5-Year Estimates Table S1810, 12,300 people in Miami Gardens have a disability, which is 11.1% of the population. Disability is highly correlated with age with older residents more likely being disabled than younger residents. Ambulatory difficulty is the most common disability with 6.6% of disabled residents experiencing it and Independent Living difficulty is the second most common with 5.7%.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The housing needs of the elderly vary depending on the circumstances that each individual face. Factors that must be considered in developing housing for the elderly include location, service and amenities, proximity to health care, shopping, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities, respite, senior centers, and altering the residents own home so that they can live in a familiar place for longer.

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the ability of healthcare is important since health problems generally become more prevalent with aging. Second, the availability of assistance with daily activities such as shopping, cooking, and housekeeping also becomes more important. The proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, the availability of public transportation is necessary for the same reason. Fourth, safety is a concern since older Americans, particularly those living alone, are vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people since these are often factors in ease of transit as well as health.

HIV/AIDS: Discussed below

Alcohol and/or Drug Addiction: Individuals with substance abuse problems need a strong network to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Disability: Individuals with developmental disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in public welfare funded community homes in either shared settings or personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of the capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Miami-Dade County Office of the Florida Department of Health reports HIV Surveillance data for different zones in the County. Zone II, which encompasses Miami Gardens, has 28,345 people living with HIV/AIDS. Of that population, the largest racial or ethnic group is Hispanic with 13,030 people or 46%. The largest age group is 60 years or older, who make 23% of people living with HIV/AIDS in the County.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

To address the need for improved access to public facilities a goal was created:

1B. Improve Access to Public Facilities

Public facilities and infrastructure improvements were identified as a high priority for the City of Miami Gardens. Specifically, improving access to public facilities, such as neighborhood facilities, community centers, and park and recreational facilities. Public facilities are those facilities which are not possible for any individual to access at economic cost, so government provides such facilities to the public to ensure quality of life. Other facilities to be considered are infrastructure facilities like road, irrigation projects and drinking water supplies.

How were these needs determined?

The priorities for non-housing community development needs were determined during the Consolidated Planning as described in sections PR-05 Lead and Responsible Agencies, PR-10 Consultation and PR-15 Citizen Participation. This process was based on extensive community input and data analysis.

Describe the jurisdiction's need for Public Improvements:

To address the need for the expansion and improvements to public infrastructure a goal was created:

1A. Expand & Improve Public Infrastructure

The city has diligently built the capacity of resident stakeholders to lead the way, engaging them in a) planning, policy determination, and evaluation, and b) cultivating community acceptance and investment and ownership. We believe that in order for community stakeholders to be engaged in a meaningful way and make impactful contributions, they need to have adequate capacity.

The City consistently work to build the capacity of their stakeholders through training opportunities, role modeling and mentoring opportunities, and by creating opportunities for leadership. Organizational structure, leadership development and Public Improvements are keys to successful participation and organizational structure designed to cultivate leadership. Emerging leaders are asked to take on committee leadership roles to further cultivate ongoing leadership. The support has ensured that meetings are focused on shared accountability for population results and that the stakeholders are dedicated to performance accountability for strategies within the Community Action Plan. Stakeholders participating various trainings aimed at strengthening their skills to become effective in facilitating the Results-Based Accountability and Collective Impact frameworks and prepared them to serve as leaders when needed; deepen their understanding of collaboration; and learn tools and techniques for achieving results through collaboration.

The City of Miami Gardens has identified a number of infrastructure improvements that are important. Streets and sidewalks need improvements to make them ADA compatible, and the storm water and water systems in LMI neighborhoods need to be improved.

How were these needs determined?

The need for public improvements were determined during the Planning Process as described in sections PR-05 Lead and Responsible Agencies, PR-10 Consultation and PR-15 Citizen Participation. This process was based on extensive community input and data analysis.

Describe the jurisdiction's need for Public Services:

To address the needs of vital public services that will improve the quality of life for residents in Miami Gardens, two goals were created.

2A. Provide Supportive Services for Special Needs

2B. Provide Vital Services for LMI Households

The primary need for public services is assistance for LMI households and special needs populations. This includes services to address homelessness, assist the elderly, youth services, and assistance for those with disabilities.

How were these needs determined?

The need for public services were determined during the Process as described in sections PR-05 Lead and Responsible Agencies, PR-10 Consultation and PR-15 Citizen Participation. This process was based on extensive community input and data analysis.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The previous section provided the demographic information that is necessary to complete a comprehensive Market Analysis. Using the previously gathered data this section will begin looking closely at the housing market. Several important indicators including trends in available types of housing, prices, age, and tenure will be analyzed to help determine the best use of grant funds by Miami Gardens.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of the City's housing stock in terms of housing type and tenure. As noted in the Needs Assessment, simply having enough units for each household is not sufficient to meet demand. A variety of housing units must be available in a range of sizes and prices, for both homeowners and renters, to provide housing for all the City's residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,054	67%
1-unit, attached structure	1,765	5%
2-4 units	986	3%
5-19 units	2,757	8%
20 or more units	4,816	15%
Mobile Home, boat, RV, van, etc	423	1%
<i>Total</i>	<i>32,801</i>	<i>100%</i>

Table 27 – Residential Properties by Unit Number

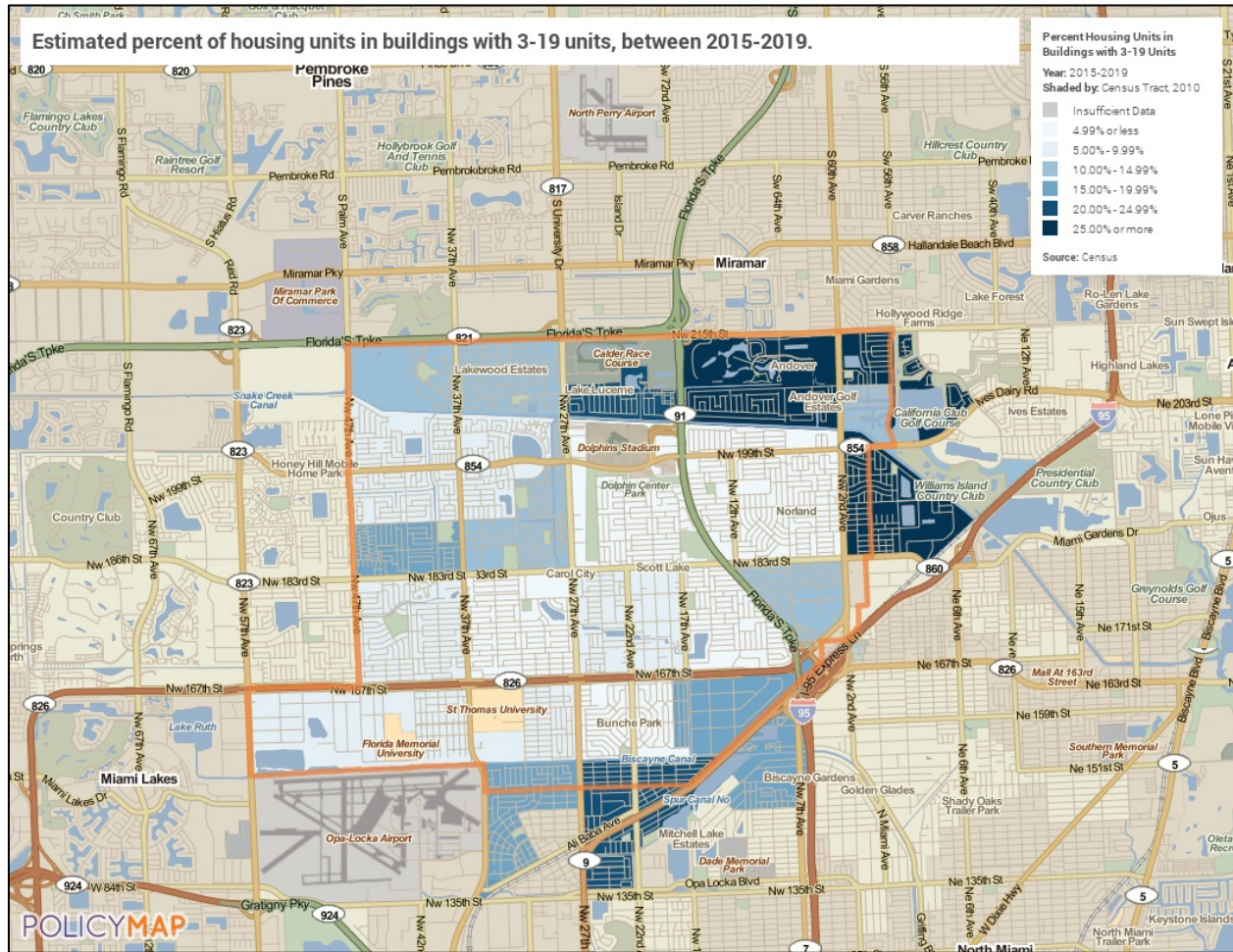
Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Residential Properties by Number of Units

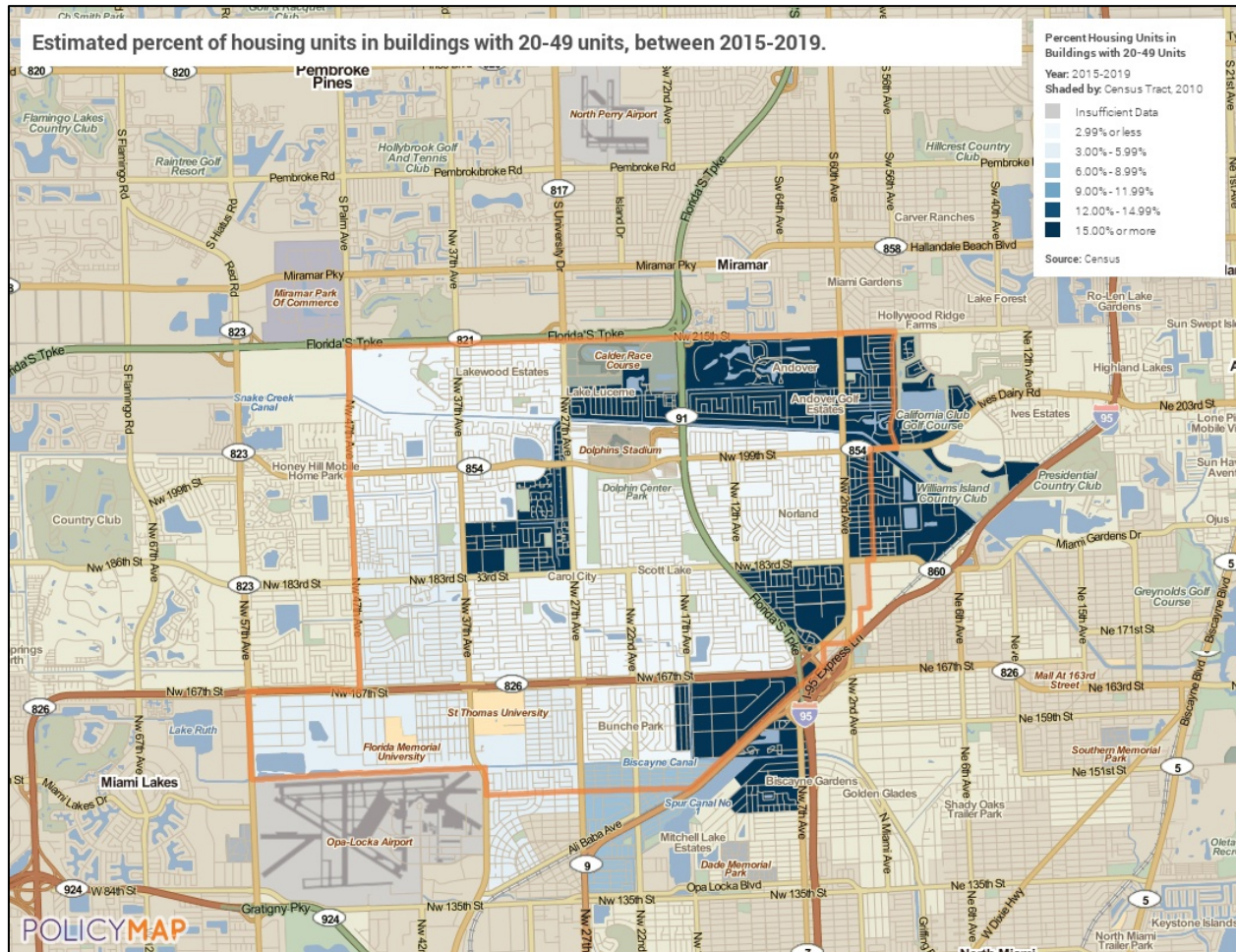
The table above breaks down the City's housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 67% of all housing units. Multi-family developments (5 or more units) account for 23% of all housing units in the City and 1% of housing units are classified as mobile home, boat, RV, van, etc.

Multifamily Development Distribution

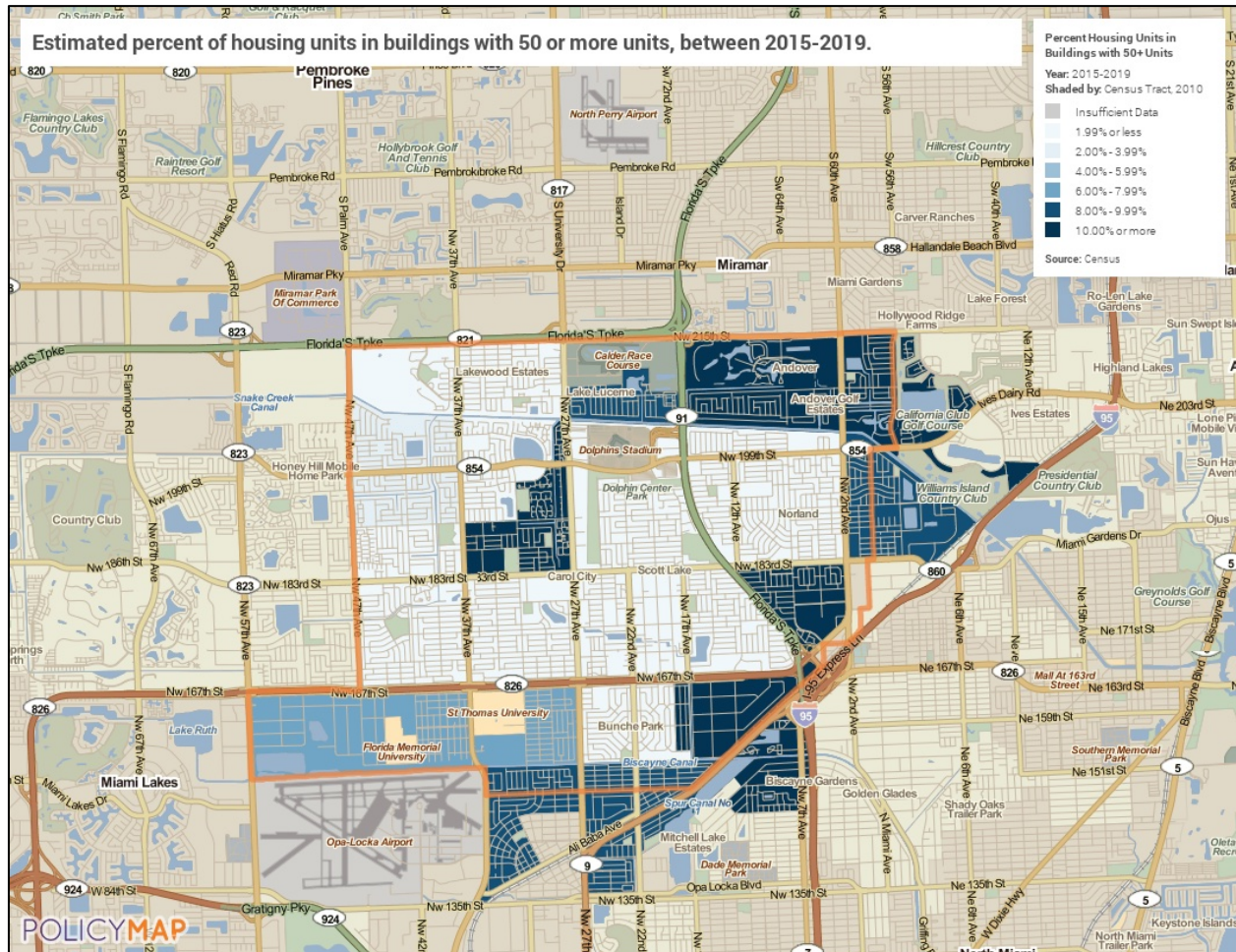
The maps below display the distribution of small, medium, and large multifamily developments in the jurisdiction. Small multifamily units are buildings with 3-19 units and are most found in the northwest portion of the City. Tracts in the central part of the City have relatively few small multifamily developments, less than 10% in most tracts.



Medium multifamily developments have 20 to 49 units. There is a clear difference in the availability of these units by census tracts. There are multiple tracts where these developments make up over 12% of the units but all other tracts have fewer than 6% of the housing stock made up of medium developments.



Large multifamily developments have 50 or more units. The distribution of them throughout the City shows the same pattern as medium multifamily units. A handful of tracts, primarily in the east, have relatively large number of these developments and the rest of the city has relatively few.



Large Multifamily Developments

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	98	1	304	3
1 bedroom	633	3	1880	17
2 bedrooms	1981	10	3562	32
3 or more bedrooms	16638	86	5389	48
Total	19350	100	11135	100

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Unit Size by Tenure

Small units with one bedroom or less represent a small percentage of the overall occupied housing units in the City. Approximately 4% of homeowners and 20% if renters are in small units. Large units with 3 or more bedrooms are more common, particularly for homeowners. Over 85% of owner-occupied units and nearly 50% of renter units are large.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City will not directly fund housing projects with CDBG funding. As funds are limited, the City will target funds towards the priorities of public services and public facilities and infrastructure improvements in the 5-Year Consolidated Planning period. The City anticipates that improvements to public infrastructure such as streets and sidewalks will help to draw investments to the City Low/Mod areas.

The City will however use State Housing Initiative Program (SHIP) funds to invest in affordable housing throughout Miami Gardens. These services will be targeted towards LMI households. Under SHIP, the City of Miami Gardens provides assistance of up to \$50,000 to qualified requiring emergency repairs to their owner occupied homes. This assistance is subject to funding availability. Currently this program is available on a case by case basis. Based on prior performance, the City anticipates it will assist at least 50 LMI households with SHIP in the upcoming 5-Year Planning period.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are three Section 8 contracts currently active in Miami Gardens. None of them are set to expire in the next five years. However, one contract with 83 affordable units expired in 2020.

Does the availability of housing units meet the needs of the population?

No, there is not enough housing units available to meet the needs of the population. A significant number of households are cost burdened. These households do not have access to affordable housing that meets their needs.

Describe the need for specific types of housing:

Affordable housing for rental and ownership is the primary need. A key factor in this is the availability of units in a variety of sizes. There are very few small units available for homeownership. Smaller units are generally more affordable, and a lack of smaller units means that the only available units are a higher cost. In Miami Gardens, there is also a lack of “Missing Middle” housing developments. Units in the Missing Middle are those in developments with 2-19 housing units. These units are more affordable than single-family detached structures and provide more space than those in large multifamily developments. Only 11% of the housing stock is in this group.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within Miami Gardens. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	203,100	190,200	(6%)
Median Contract Rent	831	1,110	34%

Table 29 - Cost of Housing

Alternate Data Source Name:
2006-2010 ACS, 2015-2019 ACS

Since 2010, the housing costs in Miami Garden has shifted for both renters and home values, but in different directions. The Median Home Value has decreased by 6% while the Median Contract Rent has increased by 34%. This shift can have a significant impact on affordability in the area. New homeowners are in a prime position to purchase a home, but the decreased value means current homeowners may be reluctant to sell. Renters continue to have increased costs which reduces the ability of renters to save and transition into home ownership.

Rent Paid	Number	%
Less than \$500	856	8
\$500-999	2,046	19
\$1,000-1,499	4,421	41
\$1,500-1,999	2,435	23
\$2,000 or more	949	9
Total	10,707	100

Table 30 - Rent Paid

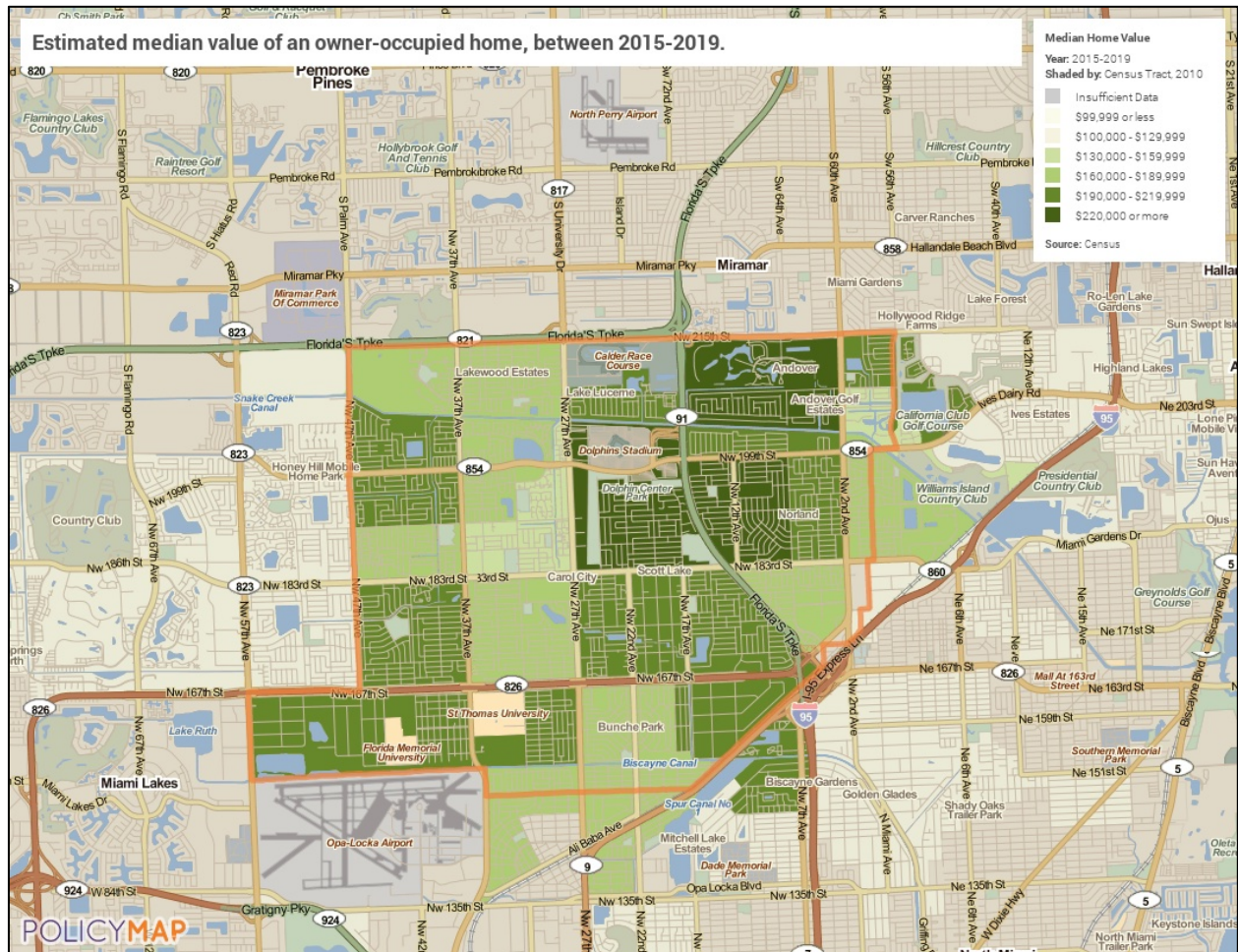
Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

The table above breaks out the rent paid by price cohorts in the City. Approximately 41% of all renters pay between \$1,000 and \$1,499 a month, the largest cohort in the City. The next largest rent cohort is \$1,500 to \$1,999 with 23% of renters falling in this range.

Home Value

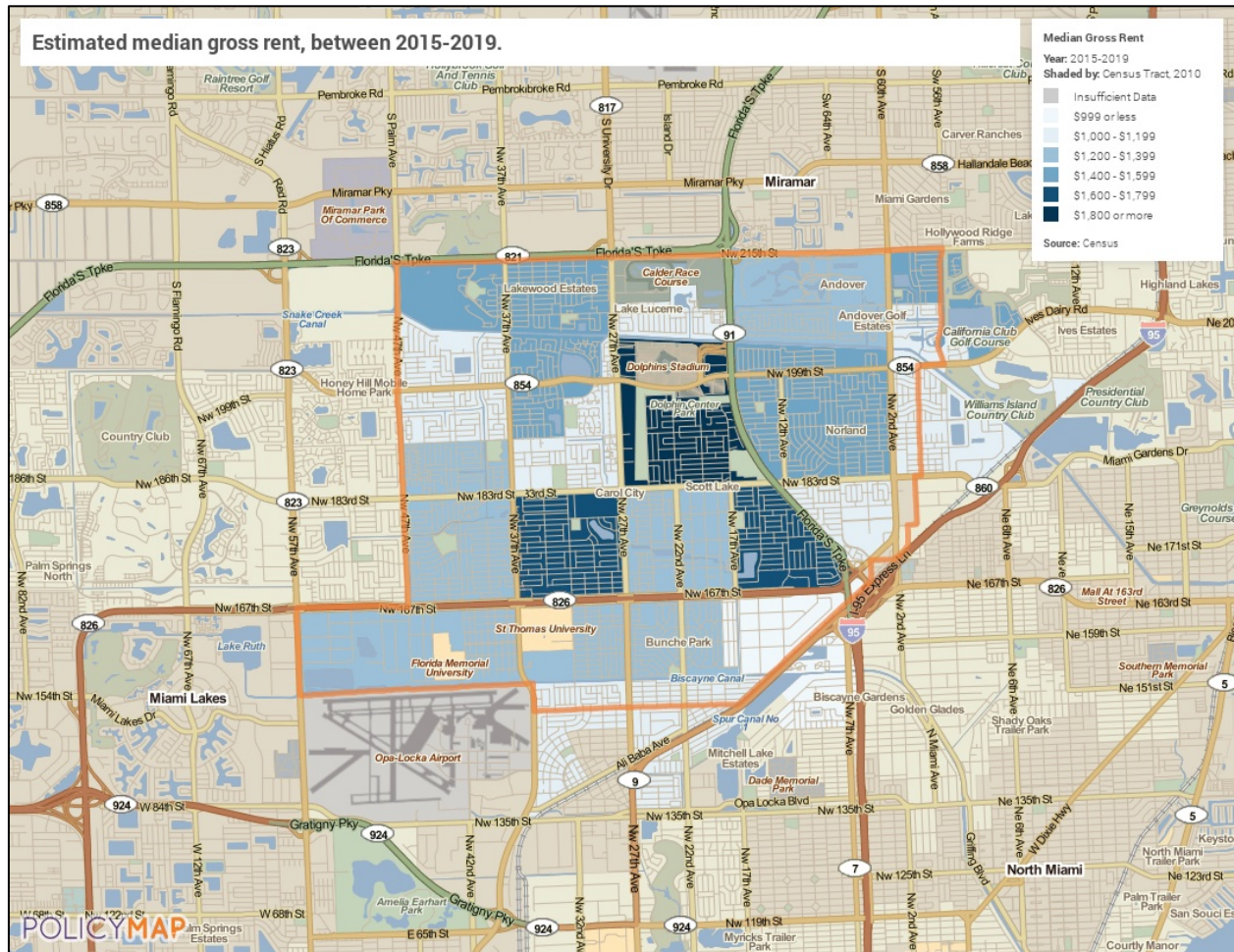
The map below shows the median home value by census tract throughout the jurisdiction. Most of central areas in the north have Median Home Values greater than \$220,000. Several nearby tracts in the east, west, and south, report relatively lower home values, less than \$160,000.

Source: 2015-2019 American Community Survey 5-Year Estimates



The map below displays the median rent by census tract. There are three tracts in the central part of the City that have relatively high median rent, over \$1,600. These tracts each border a tract where the median rent is lower, less than \$1,200.

Source: 2015-2019 American Community Survey 5-Year Estimates



Median Rent

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,165	No Data
50% HAMFI	2,075	3,925
80% HAMFI	7,985	9,675
100% HAMFI	No Data	12,875
Total	11,225	26,475

Table 31 - Housing Affordability

Data Source: 2011-2015 CHAS

Housing Affordability

Data Note: The latest data available for Housing Affordability above is the 2011-2015 CHAS.

There is a lack of affordable housing units for lower income households. Extremely low-income households are limited to just 1,165 rental units. Very low-income households have more options but still not enough to meet their needs.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,084	1,285	1,625	2,164	2,621
High HOME Rent	1,020	1,094	1,316	1,511	1,666
Low HOME Rent	800	857	1,028	1,188	1,326

Table 32 – Monthly Rent

Alternate Data Source Name:
HUD 2020 FMR and HOME Rents

HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Miami Gardens is part of the Miami-Miami Beach-Kendall, FL HUD Metro FMR

Is there sufficient housing for households at all income levels?

No. As discussed in previous sections, many households are cost burdened. There is a limited number of units affordable to low-income households, particularly extremely low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is likely to become less affordable in the future in Miami Gardens. Home values may remain at the current level of affordability, but rents will likely continue to climb. Low-income households are particularly likely to have fewer and fewer affordable options.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median contract rent is \$1,110, which is between Efficiency and 1-bedroom for Fair Market Rent. The median rent is between 1-bedroom and 2-bedroom for High HOME rent and between 2-bedroom and 3-bedroom for Low HOME rent. This information will help the City determine priorities for development and support of affordable housing units.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

Blighted Structure: A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, or public welfare. For NSP1 purposes, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340.

Decent, Safe and Sanitary Housing: A dwelling unit or building meeting Federal Occupancy Standards as defined in 24 CFR 882.109 and CFR 882.405.

Emergency Condition: A condition that represents an eminent physical danger to anyone in the household. Examples of an Emergency Condition may include, but is not limited to, a roof collapse or faulty electrical wiring providing a risk of fire.

Substandard – Suitable for Rehabilitation: Home requires repairs costing ≤50% of its estimated market value.

Substandard – Unsuitable for Rehabilitation: Home requires repairs exceeding 50% of its estimated market value. The structure should be demolished and reconstructed.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,911	41%	6,749	61%
With two selected Conditions	325	2%	694	6%
With three selected Conditions	20	0%	16	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,094	57%	3,676	33%
Total	19,350	100%	11,135	100%

Table 33 - Condition of Units

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Twenty-six percent of all owner-occupied housing units face at least one housing condition while 46% of all renters have at least one housing condition. There are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, many housing problems are housing cost burden.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,456	8%	1,158	10%
1980-1999	1,807	9%	2,360	21%
1950-1979	15,457	80%	7,235	65%
Before 1950	630	3%	382	3%
Total	19,350	100%	11,135	99%

Table 34 – Year Unit Built

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

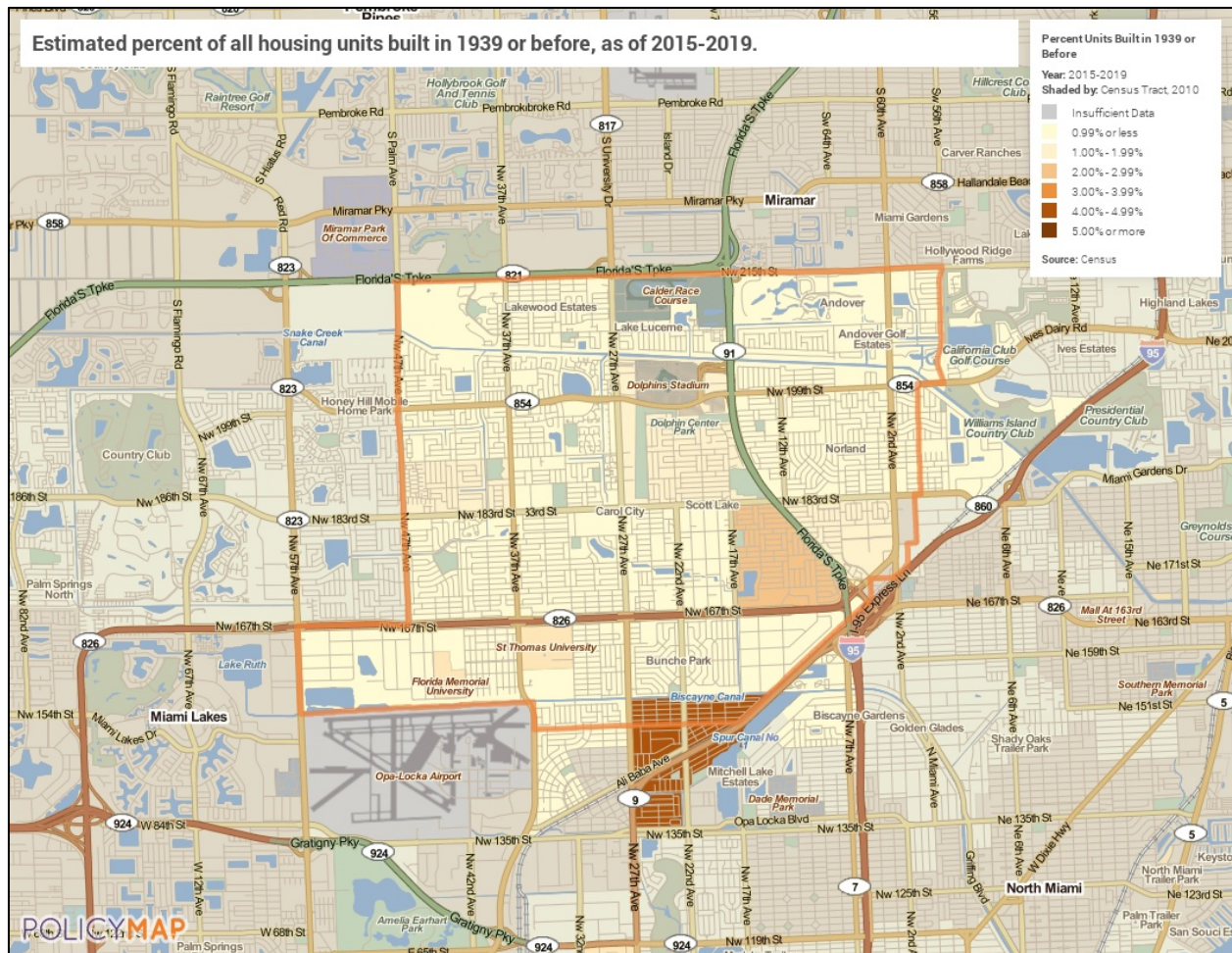
Year Unit Built

The housing stock in Miami Gardens is relatively old. Most units were built prior to 1980, which means that they are at risk of a lead-based paint hazard. Since 2000, the City added 1,456 owner-occupied units and 1,158 renter-occupied units. These units represent 8% of owner-occupied units and 10% of renter units.

Age of Housing

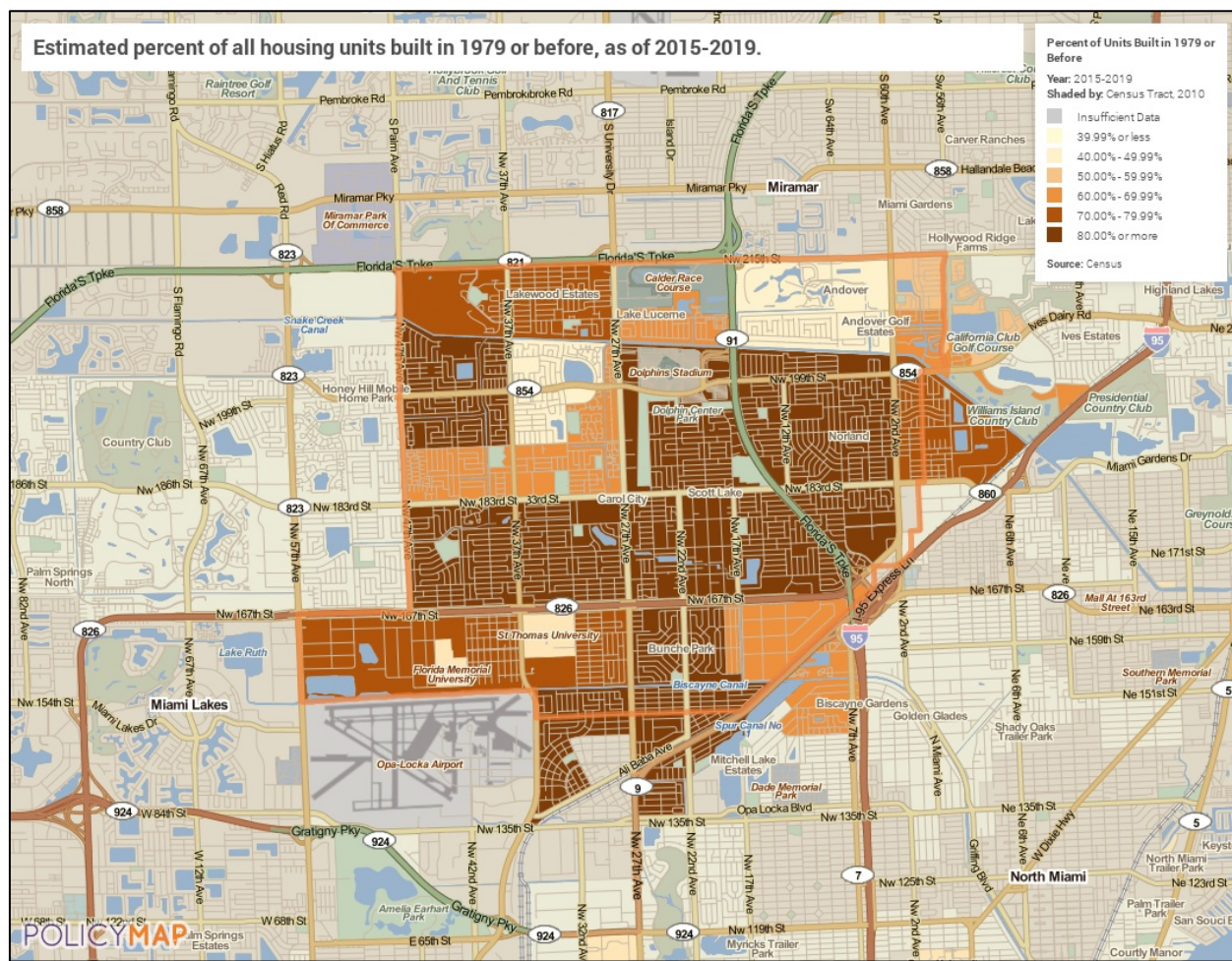
The maps below depict the prevalence of older housing units in the City. The first map shows the prevalence of units built prior to 1940. These units are exceedingly rare in Miami Gardens, in most tracts fewer than 1% of the housing stock was built before 1940.

Source: 2015-2019 American Community Survey 5-Year Estimates



Housing Units Built Before 1940

Units built prior to 1980 are much more common than those built prior to 1940. In most tracts over 80% of the housing stock was built prior to 1980. As noted above, these units have an increased risk of lead-based paint hazard and may require additional support for safe remediation and repair.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,087	83%	7,617	68%
Housing Units build before 1980 with children present	1,540	8%	720	6%

Table 35 – Risk of Lead-Based Paint

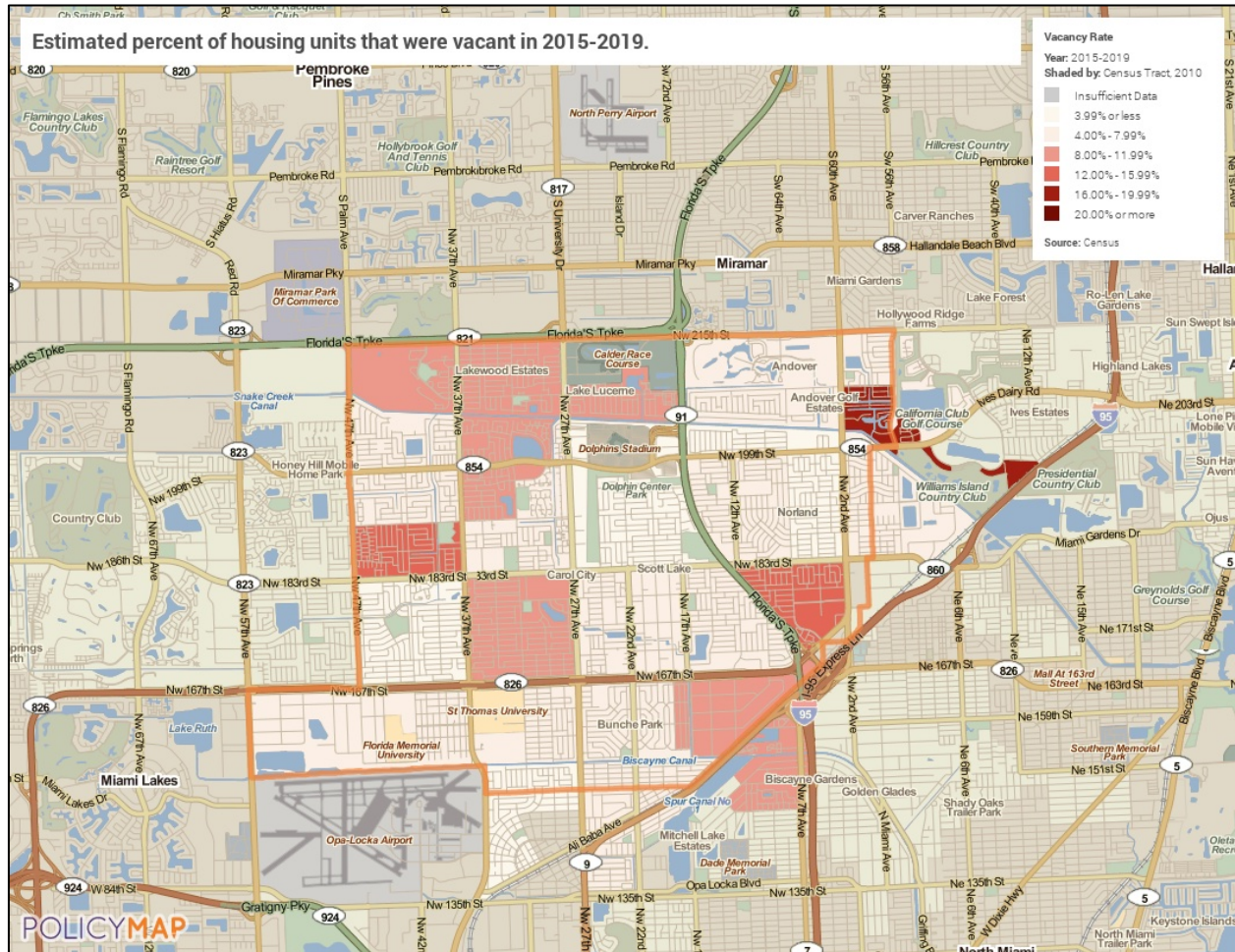
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City there are 23,500 housing units built before 1980.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. In most census tracts throughout the City vacancy rates are lower than 4%; however, there are several tracts where the vacancy rate is higher.



Vacancy Rate

Need for Owner and Rental Rehabilitation

The data above shows that most housing units in Miami Gardens were built prior to 1980 and may have lead-based paint. The aging housing stock means that there will be an increased need for homeowner and renter rehabilitation.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

In Miami Gardens, over 23,500 units may have a lead-based paint hazard. To estimate the number of housing units in the City by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. According to CHAS, approximately 72% of all households are LMI, which means an estimated 16,450 LMI families are in units with LBP Hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

Publicly supported housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Miami Gardens is served by the Miami-Dade Public Housing and Community Development Department. According to the PIH Information Center, there are 9,219 units of public housing and 14,606 vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	89	2,091	9,219	14,606	33	14,573	0	0	522
# of accessible units			10						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to PHCD, the physical condition of the units at the present time is good.

Public Housing Condition

Public Housing Development	Average Inspection Score
PALMETTO GARDENS	96

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Currently, the public housing units in Miami Gardens are not in need of restoration or revitalization.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

PHCD undertakes numerous efforts to improve the living environment for its public housing residents. In addition to ongoing maintenance and improvement of properties, PHCD encourages tenants to form Resident Councils; works with residents, law enforcement, and social service providers to reduce crime in public housing; and helps residents connect with jobs and social services. The Agency also allows up to 200 Family Self-Sufficiency (FSS) program participants to participate in the Section 8 Tenant-Based Homeownership Program and is applying for a Resident Opportunities and Self-Sufficiency (ROSS) grant.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In the City of Miami Gardens, the only facility targeting homeless persons is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. However, homeless persons in Miami Gardens potentially have access to permanent housing, rapid rehousing, emergency shelter, and transitional housing programs throughout northern Miami-Dade County. As permanent supportive housing units are made available through new development and turnover in existing developments, priority for placement is given to the most vulnerable homeless persons and those that have been homeless the longest.

The CoC's Coordinated Outreach, Assessment and Placement (COAP) program helps connect homeless Miami Gardens residents with the most appropriate interventions. Citrus Health Network and Jackson Memorial Hospital, two health care providers that serve Miami Gardens residents, participate in a Memorandum of Agreement as part of the COAP; wherein they refer patients being discharged into homelessness to Miami-Dade County Homeless Trusts' outreach teams to access shelter.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	824	0	331	2,132	0
Households with Only Adults	1,029	101	423	2,596	0
Chronically Homeless Households	0	0	0	3,353	0
Veterans	5	0	87	824	0
Unaccompanied Youth	60	0	32	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2019 Housing Inventory Count

Data Source Comments: 2019 Homeless Inventory Count (HIC). Data was provided by the Miami-Dade Homeless Trust FL-600. Data is provided at the CoC county level.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

At this time, the City of Miami Gardens is not an ESG recipient. Mainstream services in Miami Gardens are primarily provided by state and federal agencies. However, the City will continue to support the efforts of the Miami-Dade County Homeless Trust and local service providers, including Citrus Health Network and Volunteers of America. The City will work with the Homeless Trust to implement its specialized behavioral health outreach team known as "Lazarus". The Lazarus initiative targets homeless individuals with severe mental illness, many of whom are frequent users of crisis services such as jails and hospitals. The Community Development department will continue its efforts to facilitate a partnership with Carrfour Supportive Housing and the North Dade Youth and Family Coalition.

The Social Security Administration, Veterans Affairs, Florida Department of Children and Families, South Florida Workforce and the Continuum of Care all provide assistance for residents. The Continuum of Care links residents to benefit programs, supportive services for physical and mental health, educational opportunities, job counseling, training, childcare, and transportation.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The agencies listed below provide permanent housing (PH), rapid re-housing (RRH), emergency shelter (ES), transitional housing (TH) and/or supportive services (SS) to homeless persons in north or central Miami-Dade County.

Bayview Center for Mental Health, Inc. (PH, SS)
Better Way of Miami, Inc. (PH, TH)
Camillus House, Inc. (PH, ES, TH, SS)
Carrfour Supportive Housing (PH, RRH, TH)
Catholic Charities (TH, HP, RRH)
Chapman Partnership (ES, SS) Miami
Citrus Health Network, Inc. (PH, RRH, ES, TH, SS)
Community Health of South Dade, Inc. (PH)
Concept House (TH)
Douglas Gardens Community Mental Health Center (PH, TH)
Harbor House (TH)
Jewish Community Services of South Florida, Inc. (SS)
Legal Services of Greater Miami, Inc. (SS)
Miami Bridge (ES)

Miami-Dade Community Action and Human Services Department (CAHSD) (ES, TH)
Miami Rescue Mission (ES, TH)
Mother Theresa Mission of Charity (ES)
Lutheran Services Florida, Inc. (PH, RRH, TH)
New Horizons Community Mental Health Center (PH, TH)
The Related Group of South Florida (PH)
The Salvation Army (ES, TH)
The Sundari Foundation (ES, TH)
Victim Response, Inc. (ES)
Volunteers of America of Florida (PH, TH)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the City. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health, financial situation, and overall fitness of the individuals. Disabilities become more common with aging and because of this, supportive housing should consider access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City will work with the Homeless Trust to implement its specialized behavioral health outreach team known as "Lazarus". The Lazarus initiative targets homeless individuals with severe mental illness, many of whom are frequent users of crisis services such as jails and hospitals. The following describes the action steps which the Homeless Trust will implement in order to eliminate chronic homelessness.

- Creation of 100-200 units of permanent supportive housing per year, for 10 years;
- Via a new Case Rate, pay for performance model, those people identified by homeless outreach and the courts, who are experiencing chronic homelessness, high utilizers of jails, emergency rooms, and crisis services and are typically service resistant, are being placed in a variety of Annual Action Plan 2019 36 OMB Control No: 2506-0117 (exp. 06/30/2019) permanent housing models;
- Remove barriers to the funding of permanent housing: draft local and state legislative proposals that set-aside and/or prioritize housing for formerly homeless persons and participate actively in rule-making processes;
- Identify a funding source for capital match funds;
- Explore the use of permanent housing in the "housing first approach" in ending homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has a strong community vision created collaboratively with our stakeholders and implemented by strong, inspiring leadership. Over the years, city leadership have facilitated many processes including community workshops, conducting community surveys and focus groups; and establishing advisory committees, boards, and local working groups. The Community Development Department has funded several non-profit agencies that provided services used to prevent, prepare for and respond to a variety of needs in the community. Services to be provided can include but are not limited to:

- Services for Seniors
- Services for Youth
- Services for the Disabled
- Crime Awareness/Prevention Programs
- Job training
- Food Banks
- Services for the Homeless or to Prevent Homelessness

The City has identified a continued need for supportive services for those with special needs in the City. To support this need, the City has created a goal:

2A. Provide Supportive Services for Special Needs

For this goal, the City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence. The activities in this goal may be transportation services, food services, health, independent living services and case management services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City of Miami Gardens has established a Comprehensive Development Master Plan and associated land development regulations specific to the City. In recognition of the impact that regulatory requirements have on the cost of development, the City has developed goals, objectives, and policies to address affordable housing issues in the City. These policies will guide all future growth management policies established by the City. The goals are as follows:

- Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
- Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.
- Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.
- Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
- Investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low- or moderate-income housing. The City has adopted a new zoning code that includes Article VI Housing which addresses the following
- Promote the development and provision of high quality housing in the City of Miami Gardens through these steps: Implement the goals, objectives and policies of the Housing Element of the City of Miami Gardens Comprehensive Development Master Plan to the maximum extent practicable; Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable; Increase and otherwise encourage home ownership opportunities within the city; Stimulate private sector production of workforce housing units for ownership, available to families within the range of 65 percent to 200 percent of the area median income; Facilitate and encourage residential development that includes a range of high quality housing opportunities through a variety of residential types, forms of ownership, and home sale prices; Encourage even and widespread distribution of high quality housing opportunities throughout the City; and Insure that new housing in the City meets high quality development standards.
- Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.
- Encourage the development of rental housing alternatives for family households. Examine the feasibility of adopting a mixed income ordinance that requires any new mixed- use development exceeding a specific threshold of units to include an affordable component.

- Develop incentive programs in conjunction with a Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

At this time, the City does not plan to directly fund affordable housing activities with CDBG funds and instead address the priority needs of public facilities and infrastructure improvements and public services. The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. Improvements to public infrastructure such as streets and sidewalks will help to attract affordable housing investments to the City Low/Mod areas.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section looks at factors that indirectly impact the supply and demand for housing in Miami Gardens. Economic indicators, such as business activity, unemployment, and commute times, are analyzed to determine any potential areas for support with grant funds.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	2	0	0	0
Arts, Entertainment, Accommodations	4,345	4,193	9	16	7
Construction	3,132	1,061	7	4	-3
Education and Health Care Services	10,901	3,808	23	14	-9
Finance, Insurance, and Real Estate	2,056	1,114	4	4	0
Information	1,160	851	2	3	1
Manufacturing	2,064	3,103	4	12	8
Other Services	2,747	378	6	1	-5
Professional, Scientific, Management Services	4,783	2,151	10	8	-2
Public Administration	3,433	532	7	2	-5
Retail Trade	7,019	6,098	15	23	8
Transportation and Warehousing	5,095	1,092	11	4	-7
Wholesale Trade	1,063	2,156	2	8	6
Total	47,849	26,539	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:

2014-2018 ACS (Workers), 2018 LEHD (Jobs)

Data Source

The Business Activity table above compares the number of workers to the number of jobs in the city. Currently, the most recent data set for the number of jobs was 2018 from the Longitudinal Employer-Household Dynamics (LEHD), US Census Bureau. Data from the 2014-2018 ACS 5-Year estimates was used for comparison.

Share of Workers and Jobs

In the above table the prevalence of both workers and jobs by sector is presented. In the City, there are approximately 11,000 more workers than jobs. This means that there are at least 11,000 workers who must leave the City to find work. The sector with the largest disconnect is the Education and Health Services sector which has 7,000 more workers than jobs.

Labor Force

Total Population in the Civilian Labor Force	51,422
Civilian Employed Population 16 years and over	47,446
Unemployment Rate	3.1
Unemployment Rate for Ages 16-24	22.10
Unemployment Rate for Ages 25-65	6.00

Table 40 - Labor Force

Alternate Data Source Name:

2015-2019 ACS 5-Yr Estimates

Data Source Comments:

Unemployment data is from the BLS, November 2020. All other labor force data is from the 2015-2019 ACS including unemployment by age.

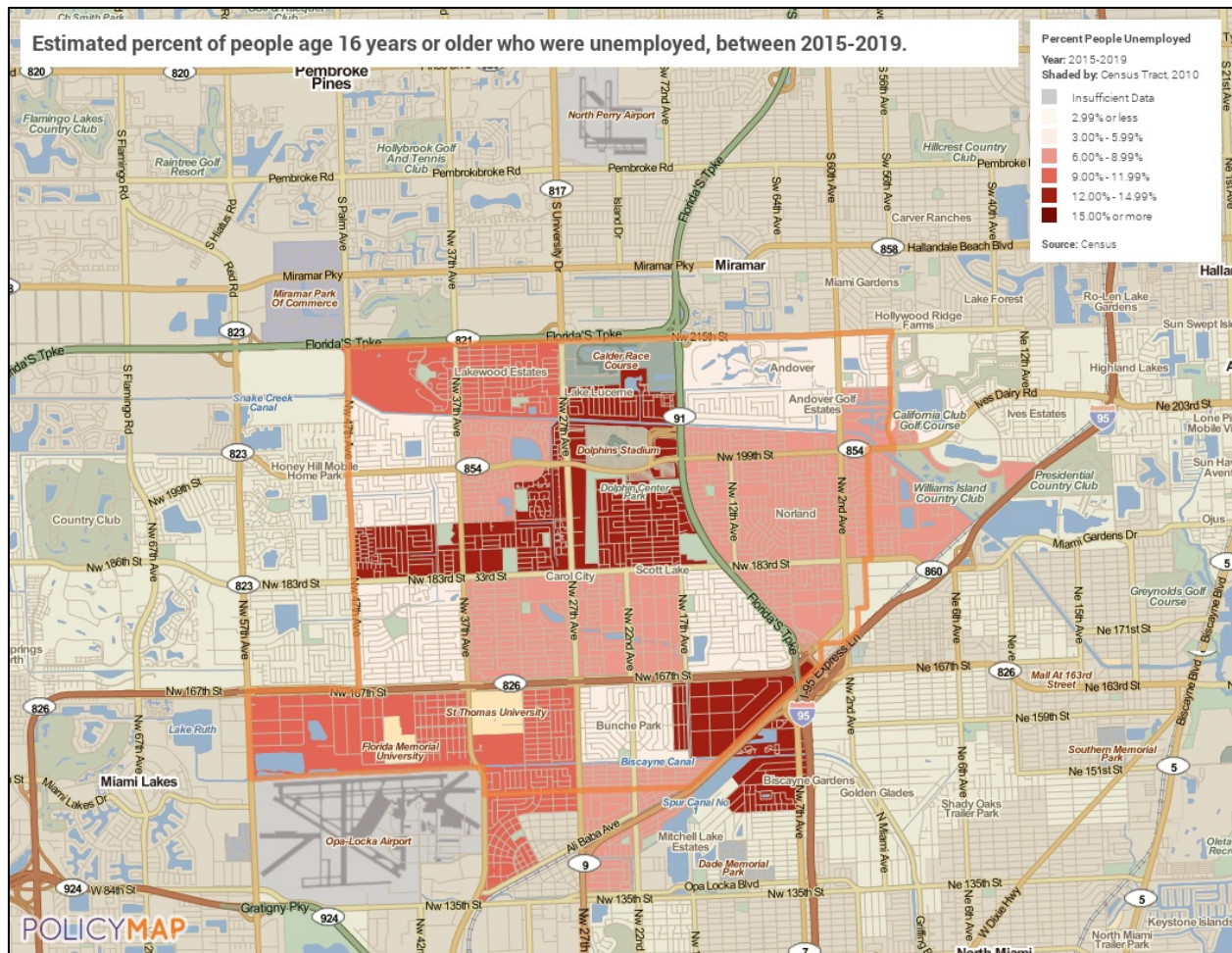
Unemployment

There are two primary sources used to analyze the unemployment rate in the City for this report. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the City.

The first source is the US Census Bureau's American Community Survey 5-Estimates. In the ACS unemployment data is only taken annually and the most recent data is from 2019. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the city level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space. Tracts with a relatively high unemployment rate (15% or higher) are found throughout the City. Low unemployment tracts are also scattered throughout, these tracts have an unemployment rate less than 3%.

Source: 2015-2019 American Community Survey 5-Year Estimates



Unemployment

Unemployment Over Time

When looking at unemployment changes over time, the City has seen its unemployment rate fall consistently until 2019. In 2020, the global pandemic increased the unemployment in the City starting in March, reaching a high in July.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
14.8	12.9	11.4	10.5	10.3	7.6	6.7	5.7	4.5	3.1

Table 41 - BLS Unemployment by Year

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1.8	1.7	4.7	11.4	12.4	13.4	17.2	10.0	15.9	12.2
Nov									
10.8									

Table 42 - BLS Unemployment from January to November 2020

Occupations by Sector	Number of People
Management, business and financial	9,567
Farming, fisheries, and forestry occupations	58
Service	11,867
Sales and office	13,043
Construction, extraction, maintenance and repair	4,396
Production, transportation and material moving	8,515

Table 43 - Occupations by Sector

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Occupations by Sector

In the above table the occupation by sector is analyzed. Instead of showing which sectors are most common in the City, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manager of a fast-food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

Within the City, the most prominent sector is the Sales and Office sector. Over 27% of all jobs in the City fall into this category. The Service sector is the second largest sector and 25% of jobs are in this sector.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,428	40%
30-59 Minutes	22,828	50%
60 or More Minutes	4,584	10%
Total	45,840	100%

Table 44 - Travel Time

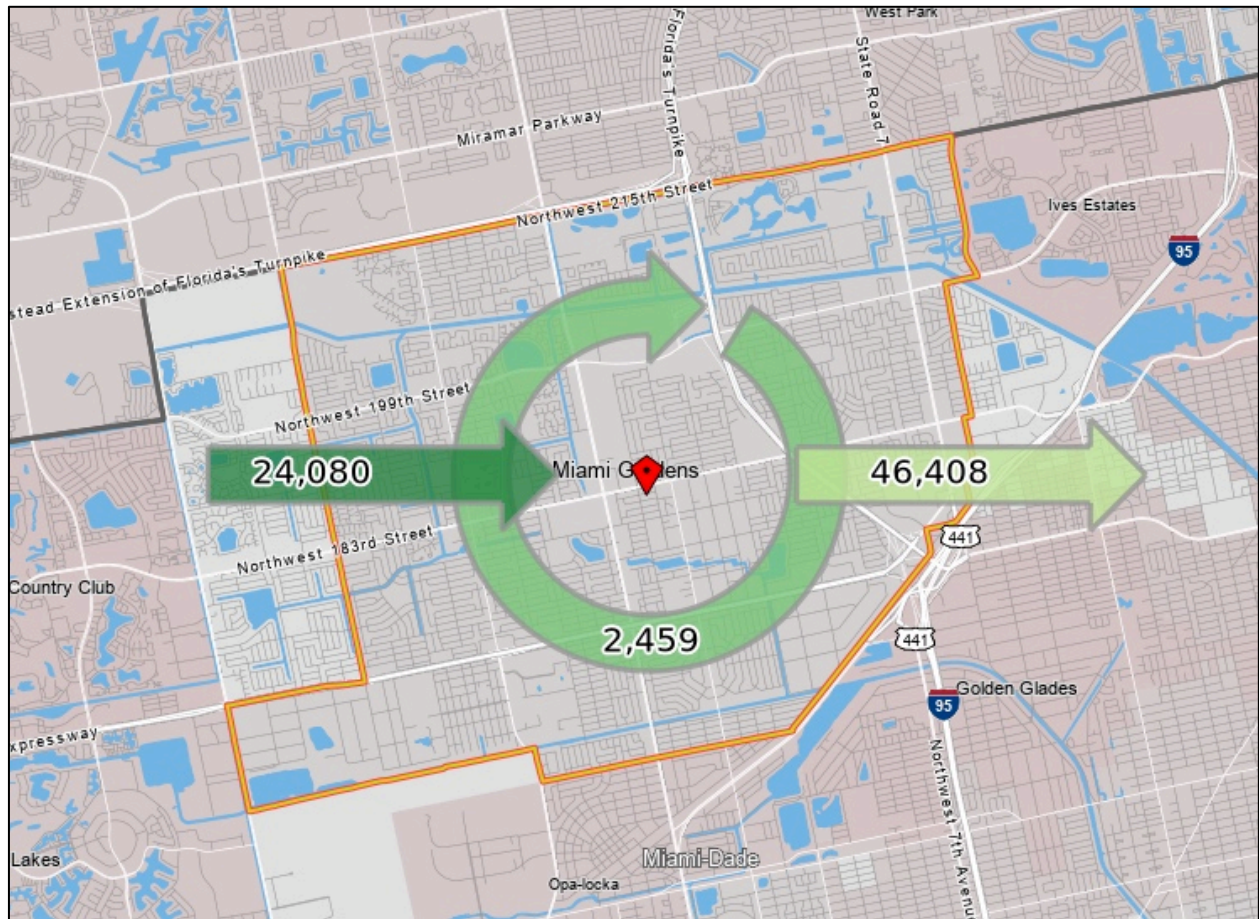
Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Commute Travel Time

All other things being equal, residents would rather live in the same city as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work.

In the City, long commute times are not common but 10% of the population does travel over one hour for work. Most workers travel between 30 and 59 minutes, and 40% spend less than 30 minutes commuting.

The following visualization and table show the inflow and outflow of workers in Miami Garden. Only 5% of the workers who live in the City also work in the City. Over 46,000 people leave the City for work and 24,000 enter the City from outside of it.



Inflow and Outflow of Jobs

Inflow and Outflow of Jobs Table

2018	Count	Share
In-Area Labor Force Efficiency (All Jobs)		
Living in the Selection Area	48,867	100%
Living and Employed in the Selection Area	2,459	5%
Living in the Selection Area but Employed Outside	46,408	95%
In-Area Employment Efficiency (All Jobs)	Count	Share
Employed in the Selection Area	26,539	100%
Employed and Living in the Selection Area	2,459	9.3%
Employed in the Selection Area but Living Outside	24,080	90.3%
Data Source: 2018 LEHD OnTheMap		

Table 45 - Inflow and Outflow of Jobs Table

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,245	752	3,953
High school graduate (includes equivalency)	14,530	1,170	6,735
Some college or Associate's degree	13,388	1,341	2,925
Bachelor's degree or higher	7,096	256	1,231

Table 46 - Educational Attainment by Employment Status

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Educational Attainment by Employment Status

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In the City, the unemployment rate for a person without a high school diploma is 12.5% while the rate for a resident with a bachelor's degree or higher is only 3.5%. The labor participation rate is also higher for those with higher educational attainment. Approximately 60% of residents without a high school diploma are in the workforce, which is lower than the workforce participation rate of 85.7% for those with bachelor's degrees.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	232	665	946	2,811	4,319
9th to 12th grade, no diploma	1,258	1,026	970	3,223	1,836
High school graduate, GED, or alternative	4,323	6,243	5,185	10,654	4,850
Some college, no degree	4,378	4,611	2,246	5,029	1,881
Associate's degree	514	1,740	1,884	1,900	748
Bachelor's degree	410	1,913	1,774	2,311	1,006
Graduate or professional degree	38	478	803	1,270	747

Table 47 - Educational Attainment by Age

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Educational Attainment by Age

The age group with the highest level of education is 35-44 years old. Approximately 19% of this group has a bachelor's degree or higher. Over 28% of residents over the age of 65 have less than a 9th grade education, the largest proportion of any age group by far.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,504
High school graduate (includes equivalency)	25,608
Some college or Associate's degree	30,382
Bachelor's degree	42,765
Graduate or professional degree	52,824

Table 48 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2015-2019 ACS 5-Yr Estimates

Median Earnings by Educational Attainment

As mentioned before, educational attainment and earnings are linked. In the City, it appears to be particularly important to get a bachelor's degree. Residents with just some college or an associate degree have median earnings approximately \$5,000 higher than a high school graduate. Those with a bachelor's degree have an income that is over \$15,000 higher than a high school graduate. 65-18

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,203,576.

A person with a bachelor's degree who works from age 23 to 65 will earn \$1,796,130. That added financial benefit does not consider that jobs that require tend to have benefits like health insurance and the higher income can lead to investments, purchasing a home instead of renting, and other activities that can increase wealth substantially.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the business activity table, the largest number of jobs in Miami Gardens is the retail trade. Approximately 23% of all jobs are in retail. The largest share of workers is in the Education and Health Services sector with 23% of all workers.

Describe the workforce and infrastructure needs of the business community:

The City of Miami Gardens Business Resident Economic Growth Plan (CMG-BREP) program help residents secure and maintain gainful employment by establishing a preference within the contracting process, for businesses preparing a plan to provide employment, training, apprenticeship, or mentoring opportunities to City residents. The city council has determined the funds generated in the community, to the extent possible, should be placed back into the local community to aid residents in their pursuit of stable and gainful employment.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

COVID-19 has had a major impact on the economy and health of the residents in Miami Gardens. The negative effects of the pandemic have been well documented not only in the area, but across the country. As a result, the City has seen investments into the City to aid in its recovery such as the CDBG-CV grant.

Currently, more than 30,000 of the city's residents are unemployed/under-employed job seekers. Therefore, increasing employment, training, apprenticeships and mentoring opportunities will positively impact a significant amount of residents in the City of Miami Gardens. The City of Miami Gardens Business Resident Economic Growth Plan (CMG-BREP) is meant to ensure dollars spent to procure goods will result in increased employment and workforce training opportunities for members of the local community. This will enhance the quality of life for residents of the City of Miami Gardens and ensure a well-trained and skilled workforce for businesses in the city. Small businesses are the engine of job growth for the City's economy. In general, locally owned businesses recycle a much larger share of their revenue back into the local economy, enriching the entire community. Therefore, the city council has determined the city shall take action to increase the participation of small business enterprise ("SBE") certified firms in city projects. This will spur economic growth in the City of Miami Gardens and positively impact the city's residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a disconnect between the skills and jobs in Miami Gardens. There are several sectors where the jobs and workers do not closely match each other. The largest gaps are in the Education and Health Services and Transportation and Warehousing. In total, there are over 21,000 more jobs than workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

It is essential that continued emphasis be placed on increasing the percentage of the population acquiring proficiency in English, graduating from high school, and then going on to receive advanced educational degrees at the associate, bachelors, masters, and doctoral levels. This should be coupled with strategies to ensure that South Florida's best and brightest choose to stay in South Florida to pursue their careers and lives.

The overall economic competitiveness of the Region is contingent upon young people being prepared to work in STEM-related occupations (Science, Technology, Engineering, and Mathematics), which are forecasted to grow about 70 percent faster than employment in other occupations. The Arts and Creative industries are also especially important, transforming the region into one of the most dynamic and diverse new cultural centers in this regional part of the world. Therefore, South Florida supports institutional initiatives on science, technology, engineering, arts, and mathematics (STEAM) that enrich students' educational experience and in the long term contribute to the positive workforce development of the region.

The region is supported by Workforce Florida, Inc. (WFI), the state's public-private partnership charged with overseeing the administration of the state's workforce policy, programs, and services for the workforce. WFI works to strengthen the Talent Supply Chain in which it defines, "A system of resources and infrastructure that prepares people, on a lifelong basis, to advance the needs of enterprises of all scales, sizes and sectors."

One of the critical components in economic development is the development of a workforce with skills and training necessary to strengthen and build competitive, innovation-driven industries. Business leaders, educators, and workforce development groups need to work together to develop a "comprehensive, coordinated, data driven mission" and plan for ensuring the Region has the educated talent it needs for a strong economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The South Florida 201 CEDS report outlines the economic development initiative, Six Pillars, that will be taken in the region of which Miami Gardens is included and partnered with. In its analysis of the region, it indicates problems and opportunities filtered through the lens of Six Pillars for economic development, and consistent with the Consolidation Plan in relation to Miami Gardens.

Six Pillars Indicators and Metrics

Innovation and Competitiveness

1. Average wages per job
2. Gross domestic product
3. Employment by industry
4. Employment by sector or occupation
5. Tourism development tax collections
6. Average annual wages by industry
7. Trade imports and exports
8. Regional purchase coefficient
9. Shift-share
10. Location quotients
11. Innovation index

Opportunity and Prosperity

12. High school graduation rates
13. Population counts, estimates, and projections
14. Annual building permits
15. Daily vehicle miles traveled
16. Average annual unemployment rates
17. Employment by industry
18. Employment by sector or occupation
19. Average annual wages by industry

Infrastructure & Growth Leadership

20. Population Counts, Estimates and Projections
21. Building Permits
22. Vehicle Miles Traveled per Lane Mile

Vitality and Sustainability

1. Registered 501c3 organizations, public, and private foundation charities
2. Real personal per capita income
3. Relative housing price
4. Percent of persons living in poverty

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, "substantially higher" is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the City average is considered substantially higher. To provide a more nuanced analysis, "cost burden" has been split into renter cost burden and homeowner cost burden.

Citywide Rate

- Overcrowding: 6.3%
- Lack of Complete Plumbing Facilities: 0.66%
- Lack of Complete Kitchen Facilities: 1.36%
- Renter Cost Burden: 67.6%
- Homeowner Cost Burden: 40%

Substantial Rate:

- Overcrowding: 12.3%
- Lack of Complete Plumbing Facilities: 10.66%
 - o No Tracts
- Lack of Complete Kitchen Facilities: 11.36%
 - o No Tracts
- Renter Cost Burden: 77.6%
 - o Tract 12083010001 – 85.5%
- Homeowner Cost Burden: 50%
 - o Tract 12086009904 – 53.4%

There are no areas with a concentration of housing problems at a substantial rate.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Citywide average.

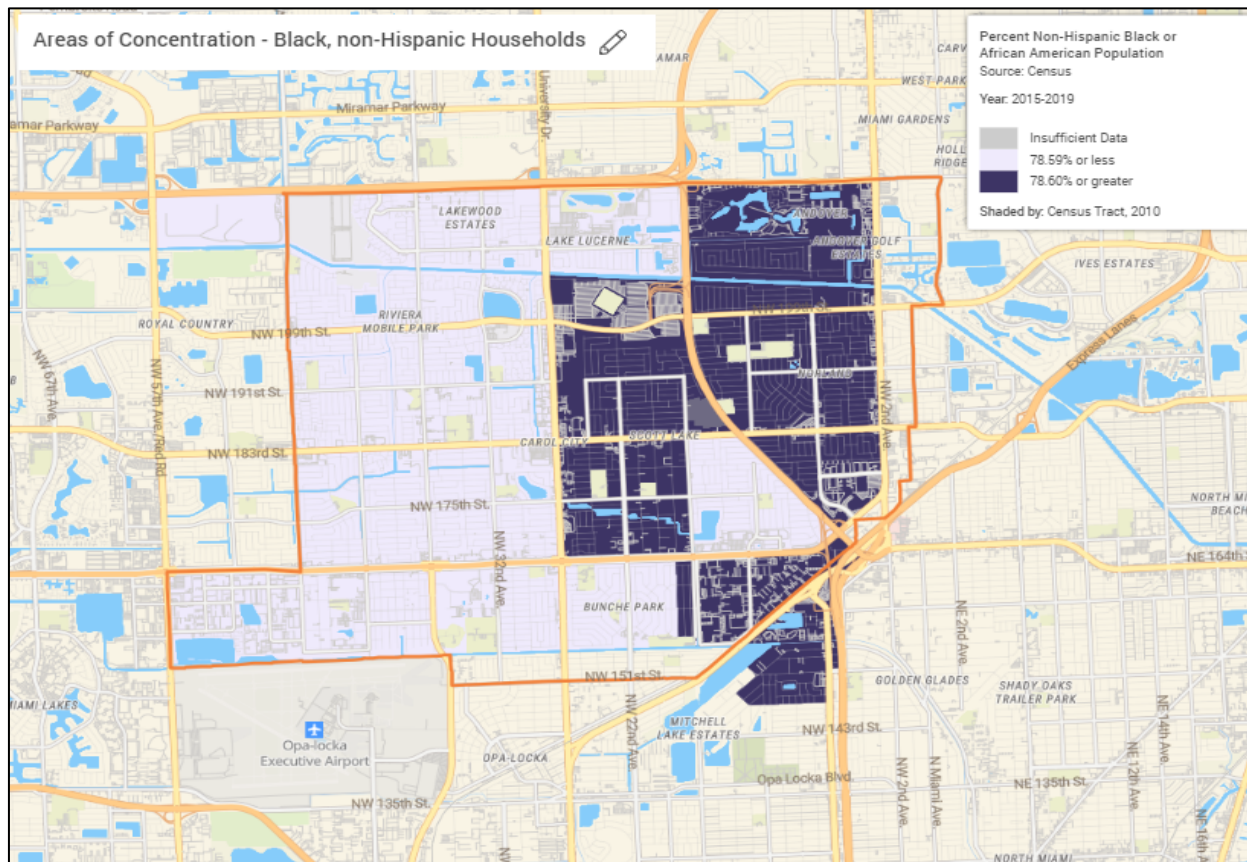
Citywide Rate

- Black, non-Hispanic: 68.6%
- American Indian or Alaska Native, non-Hispanic: 0.2%
- Asian, non-Hispanic: 0.7%
- Native Hawaiian or Other Pacific Islander, non-Hispanic: 0.1%
- Other Racial Group, non-Hispanic: 0.3%
- Multiracial, non-Hispanic: 0.8%
- Hispanic, all races: 26.2%

Concentration Rate

- Black, non-Hispanic: 78.6%

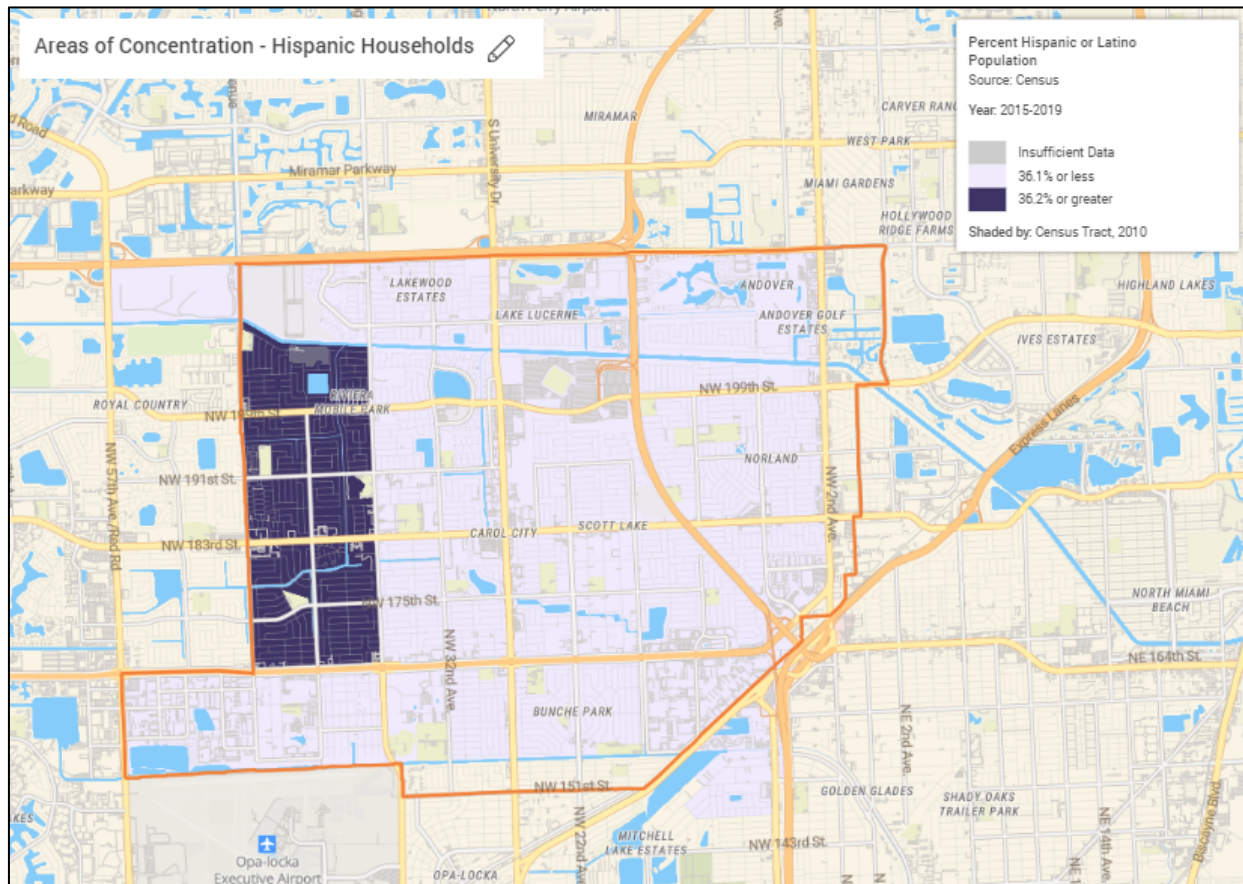
See map below: Concentration Black Households



- American Indian or Alaska Native, non-Hispanic: 10.2%
 - No areas of concentration
- Asian, non-Hispanic: 10.7%
 - No areas of concentration
- Native Hawaiian or Other Pacific Islander, non-Hispanic: 10.1%
 - No areas of concentration

- Other Racial Group, non-Hispanic: 10.3%
 - No areas of concentration
- Multiracial, non-Hispanic: 10.8%
 - No areas of concentration
- Hispanic, all races: 36.2%

See map below: Concentration Hispanic Households



Low-Income Families

A family is considered low-income if it earns less than 80% of the area median income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the city median household income. The City median family income is \$44,064 and relatively low-income is \$35,251. The areas with a concentration of Low-Income households does not overlap either the areas with concentrated Hispanic households or Black households.

See map below: Concentration of LMI Households

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Miami Gardens does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Miami Gardens household has two (2) options for broadband-quality Internet service; only one point three (1.3%) of locals still do not have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three (3) major infrastructure options within Miami Gardens: cable, IPBB, and fiber.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. According to BroadbandNow.com, Miami Gardens has a total of five (5) Internet providers offering residential service (Source: BroadbandNow). AT&T (IPBB) and Xfinity are the strongest providers in Miami Gardens so far as coverage. The average Miami Gardens household has two (2) options for broadband-quality Internet service. These providers frequently overlap around the city:

AT&T Internet (IPBB and Fiber)

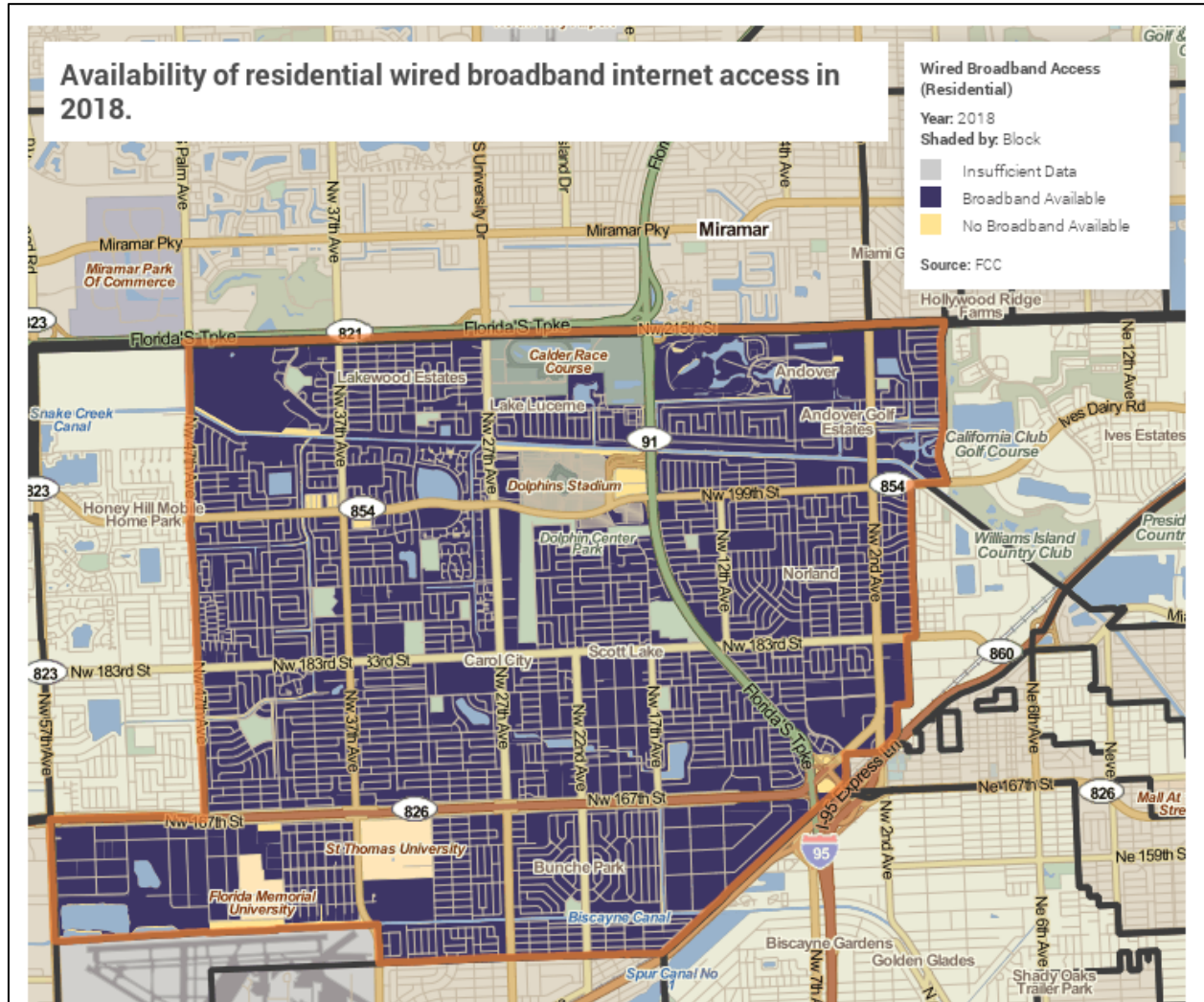
Xfinity (cable)

Viasat Internet (formerly Exede)(Satellite)

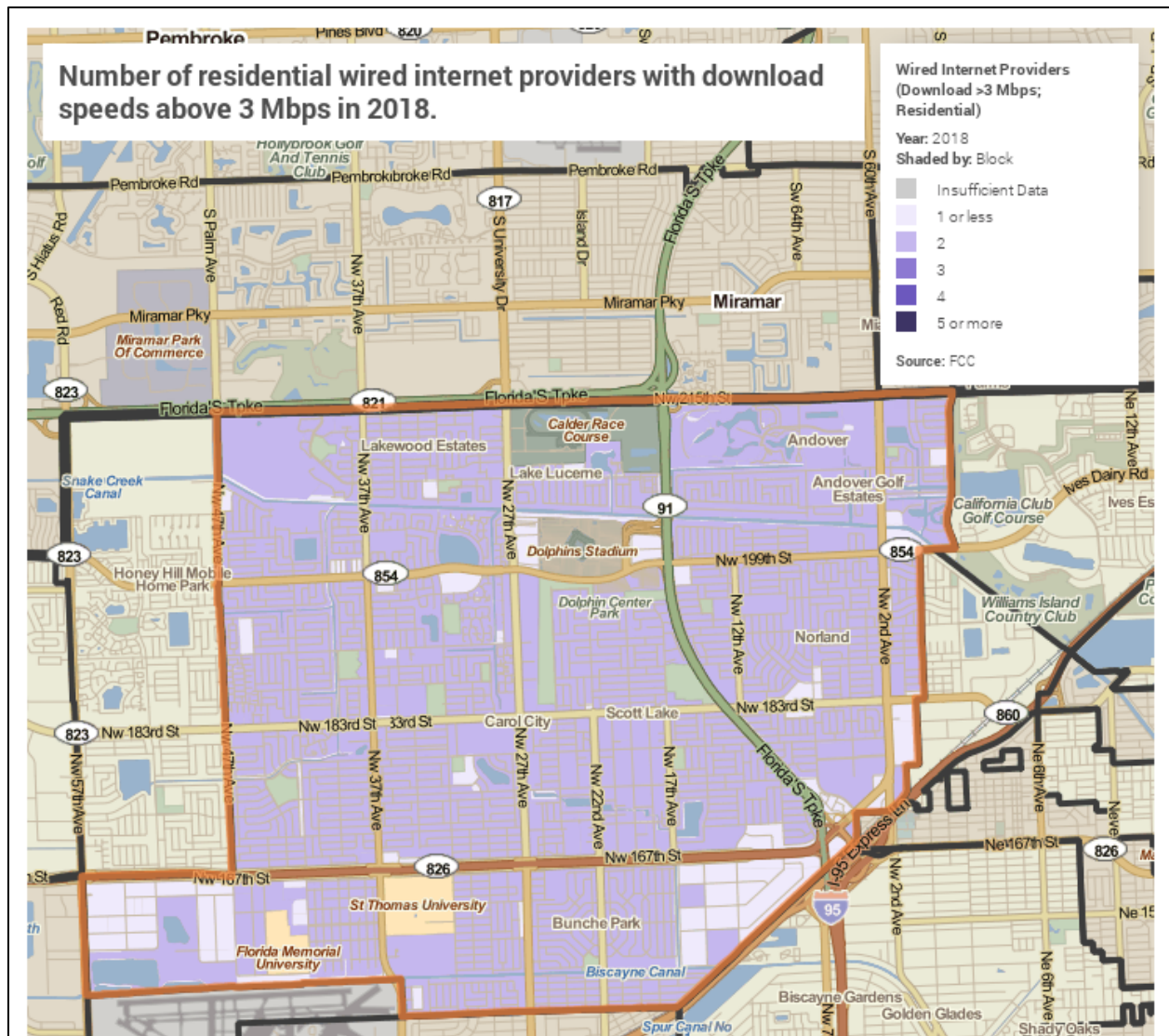
HughesNet (Satellite)

The map below shows the number of broadband service providers by census tract. Most of the City has two (2) options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map: **Highspeed Internet Providers**



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Miami Gardens has historically been prone to various natural hazard events including tornadoes, flooding, hail, thunderstorm winds, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is located near the coast and is likely to experience coastal effects. According to the Intergovernmental Panel on Climate Change (IPCC), by the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Miami Gardens strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including the City website, Alert Center website, and social media pages, Miami Dade Office of Emergency Management website and social media pages, Volunteer Florida Emergency Management Page, and the FL VOAD Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Miami Garden's overall planning and vision for housing and community development over the next 5 years of the Consolidated Plan period. The goals outlined in the Strategic Plan is the City's response to priority needs identified by City residents and local stakeholder organizations, and through the analysis and assessment of the Needs Assessment and Market Analysis.

The Plan specifically addresses how the City intends to use CDBG funds toward furthering HUD's statutory goals of providing for suitable living environments and providing safe, decent and affordable housing especially for low- to moderate-income households and the special needs population in the City Miami Gardens. The Strategic Plan also identifies target low/mod block group tracts that have a majority low- to moderate-income household population to be assisted with projects.

Below are the priority needs and associated goals identified in this Strategic Plan.

Priority Need: Public Facilities & Infrastructure Improvements

- 1A. Expand & Improve Public Infrastructure
- 1B. Improve Access to Public Facilities

Priority Need: Supportive Services for LMI & Special Needs

- 2A. Provide Supportive Services for Special Needs
- 2B. Provide Vital Services for LMI Households

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Miami Gardens does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. City staff and/or subrecipient organization shall complete an in-take and eligibility status review of the applicant individual, or household, before the activity is initiated. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

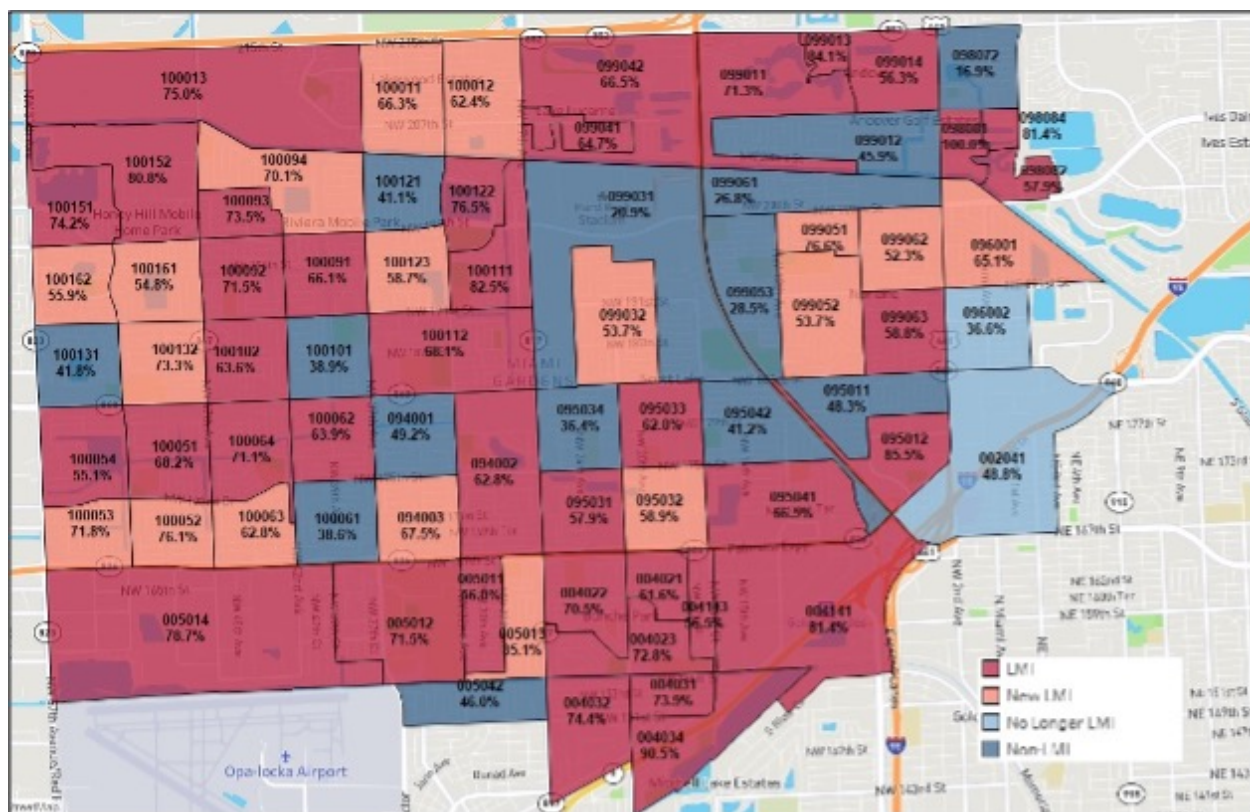
The City has also identified public facility and infrastructure improvement activities as a need in Miami Gardens. These planned activities have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income.

To determine these tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Miami Gardens Low Mod Block Group Tracts:

0004021, 0004022, 0004023, 0004031, 0004032, 0004034, 0004143, 0005011, 0005012, 0005013, 0005014, 0094002, 0094003, 0095012, 0095031, 0095032, 0095033, 0095041, 0096001, 0098081, 0098082, 0098084, 0099011, 0099013, 0099014, 0099032, 0099041, 0099042, 0099051, 0099052, 0099061, 0099062, 0100011, 0100012, 0100013, 0100062, 0100063, 0100064, 0100091, 0100092, 0100093, 0100094, 0100102, 0100111, 0100112, 0100122 & 0100123

Source: HUD LMISD 2020



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Public Facilities & Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	1A. Expand & Improve Public Infrastructure 1B. Improve Access to Public Facilities
	Description	Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income neighborhoods. Improvements for public facilities include neighborhood facilities, community centers and park and recreational facilities. Improvements to infrastructure include streets, sidewalks, ADA improvements, and storm water and water systems in low- and moderate-income neighborhoods.
	Basis for Relative Priority	During the development of the 5-Year Consolidated Plan, community residents and city staff identified the need for broad improvements to public facilities and infrastructure and in particular in low- and moderate-income areas.
2	Priority Need Name	Supportive Services for LMI & Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	2A. Provide Supportive Services for Special Needs 2B. Provide Vital Services for LMI Households

	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and the special needs population and will include services to address homelessness, the elderly, youth services and persons with a disability.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance the quality of life of LMI individuals and households in the jurisdiction.

Narrative (Optional)

Priority needs identified for the City's Five-Year Consolidated Plan were based on community input; staff knowledge and available financial resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A. CDBG funds not will be used for TBRA.
TBRA for Non-Homeless Special Needs	N/A. CDBG funds not will be used for TBRA.
New Unit Production	N/A. CDBG funds will not be used for the development of new unit production of affordable housing.
Rehabilitation	N/A. CDBG funds will not be used for the rehab of residential housing
Acquisition, including preservation	N/A. CDBG funds will not be used for acquisition or preservation.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Miami Gardens CDBG allocation from HUD for program year 2021 will be \$1,127,585.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,127,585	0	0	1,127,585	4,510,340	The expected amount available for the remainder of the Con Plan is 4x more years of the annual allocation. Note that the annual allocation is the revised allocation announced by HUD on May 13, 2021.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Through the help of CDBG federal funds, the City was able to secure approximately \$440,000 Florida's State Housing Initiative Partnership Program (SHIP) funds. SHIP funding is used for affordable housing programs in the City such as owner-occupied housing rehab. Federal and SHIP funds will also help leverage contributions from private sector lending institutions.

Funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns single family homes that are part of the NSP program, which will be reconstructed and sold to first time buyers.

The property addresses are:

- 3501 NW 213 Terrace
- 2320 NW 162 Street Road

The City is also pursuing administrative foreclosure on homes that are unsafe and demolished as part of the NSP. While not currently owned, they may be acquired during this Action Plan period. There is one home listed this year:

- 4021 NW 189 Terrace

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF MIAMI GARDENS	Government	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
MIAMI-DADE COUNTY HOMELESS TRUST	Non-profit organizations	Homelessness	Region
CITRUS HEALTH NETWORK, INC.	Non-profit organizations	Homelessness Non-homeless special needs	Region
MIAMI DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT	PHA	Public Housing	Region
CARRFOUR SUPPORTIVE HOUSING, INC.	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Miami Gardens residents have access to a wide array of city and countywide services. Persons experiencing homelessness are served through the Miami Dade Homeless Trust, lead agency for the local Continuum of Care, and residents with public housing needs are assisted through the Miami Dade County Public Housing and Community Development. Citrus Health Network also has an extensive array of support services for homeless persons.

The City of Miami Gardens itself however has limited services for people experiencing homelessness. The City is also with limited funds to address every need in Miami Gardens, and unfortunately has had to prioritize public facilities and infrastructure and vital public services for LMI and special needs groups over affordable housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The lead agency for the Continuum of Care, the Miami Dade County Homeless Trust, has subcontracts and partnerships with various systems of care. Citrus Health Network also has an extensive array of support services for homeless persons, including: primary care and behavioral health services, services for persons with HIV, and case management services to link persons with mainstream resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Miami Gardens residents who are experiencing homelessness or have other special needs have access to a wide array of countywide services. However, the City of Miami Gardens itself has limited services for people experiencing homelessness. Housing opportunities for people exiting homelessness are mainly further south in the County, and most people experiencing homelessness in Miami Gardens do not want to leave their community.

The biggest challenge for serving homeless and special needs populations is a severe lack of affordable rental housing in the City and the entire County. The County is one of the least affordable areas in the country. There is also a shortage of permanent supportive housing for elders and persons with disabilities. Affordable housing resources often target moderate- and middle-income households, leaving out those households that are homeless or living on fixed incomes.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To help meet the needs of its residents who are experiencing homelessness, the City will continue to collaborate with the Homeless Trust and other local agencies to bring needed services to Miami Gardens residents.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand & Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Public Facilities & Infrastructure Improvements	CDBG: \$2,114,222	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125000 Persons Assisted
2	1B. Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Public Facilities & Infrastructure Improvements	CDBG: \$2,114,222	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	2A. Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Supportive Services for LMI & Special Needs	CDBG: \$704,741	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
4	2B. Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Supportive Services for LMI & Special Needs	CDBG: \$704,741	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand & Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Miami Gardens. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.
2	Goal Name	1B. Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Miami Gardens. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.
3	Goal Name	2A. Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
4	Goal Name	2B. Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for to low- and moderate income (LMI) households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, after school tutoring, summer programs, youth services, health services and more.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In the 5-Year Consolidated Planning period the City does not plan to directly fund affordable housing activities with CDBG funds, therefore the City will not estimate outcomes in the table above. The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. As well, the City anticipates that improvements to public infrastructure such as streets and sidewalks will help to draw investments to the City Low/Mod areas.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth largest housing agency in the nation, PHCD administers over 9,500 public housing units and about 16,000 Housing Choice Vouchers. The City will refer to the PHCD for the public housing needs of the area.

There is a need to increase accessible units under Section 504 and PHCD is actively engaged in developing accessible housing for persons with disabilities. PHCD is committed to complying with the requirements under Title II of the Americans with Disabilities ACT (ADA) and Section 504, by providing reasonable accommodation on its housing programs and services to persons with disabilities. A reasonable accommodation is a change, modification, alteration or adaptation in policy, procedure, practice or program of a housing facility that provides a qualified individual with a disability the opportunity to participate or benefit from, a housing or non-housing program or activity.

PHCD is actively engaged in developing accessible housing for persons with disabilities through the modification and development of housing facilities and other services, in accordance with its Voluntary Compliance Agreement. For more information see PHCD's ADA reasonable accommodation webpage: <https://www.miamidade.gov/global/housing/reasonable-accommodation.page>

Activities to Increase Resident Involvements

The Miami-Dade Public Housing and Community Development Department (PHCD) encourages public housing residents to become more involved in the management of the housing developments and to participate in homeownership through its Family Self-Sufficiency (FSS) program. PHCD has also implemented a Section 8 homeownership program to provide Section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division. Homeownership programs include: Surtax, State Housing Initiative Partnership, HOME, and infill programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

The Miami-Dade County Public Housing Agency is no longer designated as "troubled". The merger of the County's Public Housing Agency with their Housing and Community Development Department has helped to focus future planning efforts as well as current operations.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City is currently in development of the Analysis of Impediments to Fair Housing Choice, which will be submitted with the current 5-Year Consolidated Plan. Affordable housing barriers in the City continue to be cost burden among low- and moderate-income residents and in particular renter households.

At this time, the City does not plan to directly fund affordable housing activities with CDBG funds and instead address the priority needs of public facilities and infrastructure improvements and public services. The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. Improvements to public infrastructure such as streets and sidewalks will help to attract affordable housing investments to the City Low/Mod areas.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Miami Gardens has established a Comprehensive Development Master Plan and associated land development regulations specific to the City. In recognition of the impact that regulatory requirements have on the cost of development, the City has developed goals, objectives, and policies to address affordable housing issues in the City. These policies will guide all future growth management policies established by the City. The goals are as follows:

- Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
- Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.
- Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.
- Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
- Investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low- or moderate-income housing. The City has adopted a new zoning code that includes Article VI Housing which addresses the following
- Promote the development and provision of high quality housing in the City of Miami Gardens through these steps: Implement the goals, objectives and policies of the Housing Element of the City of Miami Gardens Comprehensive Development Master Plan to the maximum extent practicable; Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable; Increase and otherwise encourage home ownership opportunities within the city; Stimulate private sector production of workforce housing units for ownership, available to families within the range of 65 percent to 200 percent of the area median income; Facilitate and encourage residential development that includes a range of high

quality housing opportunities through a variety of residential types, forms of ownership, and home sale prices; Encourage even and widespread distribution of high quality housing opportunities throughout the City; and Insure that new housing in the City meets high quality development standards.

- Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.
- Encourage the development of rental housing alternatives for family households. Examine the feasibility of adopting a mixed income ordinance that requires any new mixed- use development exceeding a specific threshold of units to include an affordable component.
- Develop incentive programs in conjunction with a Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Miami Gardens participates in the Miami-Dade Continuum of Care (CoC), and works with the CoC to reach out to homeless persons in the City and direct them towards resources such as food pantries and other services. The Miami-Dade Continuum of Care (CoC) is the lead agency for Miami-Dade County Homeless Trust (MDCHT). The City of Miami Gardens will consider funding organizations that work to address homelessness through public services.

Addressing the emergency and transitional housing needs of homeless persons

In Miami Gardens, the primary provider of services targeted to homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. Miami Gardens does not currently have any emergency shelter or transitional housing. Instead, the City will continue to support the Miami-Dade County Homeless Trust's efforts to refer people who become homeless in Miami Gardens to the nearest appropriate shelter (Del Prado Gardens).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Miami Gardens recognizes the importance of assisting low-income individuals and families to avoid becoming homeless in the City. Below is a list of programs through partner organizations, which helped assist low-income individuals and families.

The City supported Kristi House, Inc., which specializes in services for victims of child abuse and neglect. Clients are children and youth from age 2 to 18. Case Coordinators provided comprehensive wrap-around services to the youth and their families; and therapists provided mental health intervention services to reduce the traumatic psychological effects of the abuse, improve mental health functioning of the child and increase social interactions of the family. Medical services are also provided.

Low-income individuals and families who are at-risk of becoming homeless are also assisted through food banks and meal delivery services such as Mt. Pisgah Seventh-Day Adventist Church.

Catalyst Miami, Inc., provides financial literacy and credit building to LMI households in Miami Gardens.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Miami Gardens works with Miami-Dade County which implements a cohesive community-wide discharge coordination policy. The County has discharge policies for all agencies that provide services to homeless persons or those at risk of homelessness. The interagency Agreement includes the Miami-Dade Homeless Trust, State and County Correction agencies, the 11th Circuit Court, Jackson Memorial Hospital/Public Health Trust, community mental health facilities, Our Kids, Inc., and the Florida Department of Children and Families.

In Miami Gardens, Carrfour Supportive Housing runs and operates Del Prado Gardens, a permanent supportive housing development located in the City. Carrfour offers various services that are designed to help homeless persons and families make the transition out of homelessness. The center also provides homeless prevention services targeted to at-risk and homeless populations in the City. The City is a close partner with Carrfour Supportive Housing and the agency was recently a grant recipient of the City's CDBG program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Miami Gardens does not plan to work on any housing development or housing rehab in the 5-Year Consolidated Plan with CDBG. The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. SHIP activities include funding for owner-occupied housing rehabilitation to maintain the existing affordable housing stock within the community.

In event that lead-based paint hazards arise, the City prohibits the use of lead-based paint in any federally funded construction or rehabilitation project. The City shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

For residential properties receiving an average of up to and including \$5,000.00 per unit the City of Miami Gardens shall:

- Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City of Miami Gardens will follow all additional requirements as listed in 24 CFR 35.930 (b).
- For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit the City of Miami Gardens shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls.
- For residential properties receiving an average of more than \$25,000.00 per unit the City of Miami Gardens shall follow regulations as set forth in 24 CFR 35.930(d) which include abatement.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Miami Gardens does not plan to work on any housing development or housing rehab in the 5-Year Consolidated Plan with CDBG. If the City's other programs such as SHIP will test pre 1978 homes for the presence of lead paint and take action as needed.

How are the actions listed above integrated into housing policies and procedures?

The City of Miami Gardens does not plan to work on any housing development or housing rehab in the 5-Year Consolidated Plan with CDBG. The City anticipates that improvements to public infrastructure such as streets and sidewalks will help to draw investments to the City Low/Mod areas.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The strategies outlined in the City of Miami Gardens' 2021-2025 Consolidated Plan's Strategic Plan are intended to serve as the City's anti-poverty strategy by planning for expanded community development opportunities for low-to- moderate income persons. It is only by improving citizen's living conditions, employment opportunities and access to services that they may emerge from poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Specific actions the City will take this program year are as follows:

1. Through the use of collaborative partnerships, provide additional and improved housing by engaging in the rehabilitation and creation of housing;
2. Support programs that provide education, services and opportunity to community members and lower income households to encourage housing sustainability, wealth creation and retention and improve the health and safety of persons living and working in the community;
3. Provide persons who are homeless or at risk of becoming homeless with rental assistance and access to appropriate community services;
4. Use economic development tools to create and retain jobs in the City as well as improve the skills of the City's workforce.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of sub recipients is the responsibility of the City's Community Development Department. All sub recipients are monitored annually and new sub recipients may be monitored on a more frequent basis to ensure their understanding and compliance with program rules and expected outcomes. A monitoring schedule is prepared and visits prioritized according to risk. High risk sub recipients include those running new programs, new sub recipients, organizations with high staff turnover and organizations carrying out high risk activities such as economic development and/or multiple CDBG activities.

First, the assigned monitor contacts the agency to explain the purpose of the monitoring and schedules an on-site visit. A letter is sent prior to the visit to confirm the date and time and outline expectations. In preparation for the visit, the monitor will review the file (CDBG funding application, written agreement and amendments, monthly reporting requirements, previous audit documentation and copies of audits).

During the visit, a thorough review of the subrecipient's files is completed to determine compliance with all regulations governing their administrative, financial and programmatic operations and progress toward achieving performance objectives on time and in compliance with the budget. The City's Monitoring Checklist is used to document the visit.

At the conclusion of the monitoring visit, the initial results are discussed with the subrecipient to ensure a clear understanding between all parties regarding compliance, findings and concerns. A formal written report describing the results of the visit and recognizing the sub recipients' strengths and weaknesses is provided. A copy of the letter is kept on file along with the agreement and monthly reports.

In the event the subrecipient is experiencing problems or is failing to comply with regulations, these issues will be specifically noted in the monitoring follow-up letter, along with recommendations or requirements to address and rectify the problems. If a concern is issued for noncompliance with Federal rules or regulations, the monitoring letter will list recommendations on how the situation can be remedied, but no additional action is taken. If a finding is issued, the monitoring follow-up letter will identify benchmarks and compliance deadlines. The Monitor will follow-up to ensure corrections have been made.

If the recommended corrections have not been made, the organization will be placed on probation, approved by the Community Development Director, until issues have been resolved and the subrecipient is compliant with the federal regulations and grant agreement.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Miami Gardens CDBG allocation from HUD for program year 2021 will be \$1,127,585.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,127,585	0	0	1,127,585	4,510,340	The expected amount available for the remainder of the Con Plan is 4x more years of the annual allocation. Note that the annual allocation is the revised allocation announced by HUD on May 13, 2021.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Through the help of CDBG federal funds, the City was able to secure approximately \$440,000 Florida's State Housing Initiative Partnership Program (SHIP) funds. SHIP funding is used for affordable housing programs in the City such as owner-occupied housing rehab. Federal and SHIP funds will also help leverage contributions from private sector lending institutions.

Funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns single family homes that are part of the NSP program, which will be reconstructed and sold to first time buyers.

The property addresses are:

- 3501 NW 213 Terrace
- 2320 NW 162 Street Road

The City is also pursuing administrative foreclosure on homes that are unsafe and demolished as part of the NSP. While not currently owned, they may be acquired during this Action Plan period. There is one home listed this year:

- 4021 NW 189 Terrace

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand & Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Public Facilities & Infrastructure Improvements	CDBG: \$422,844	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
2	1B. Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Public Facilities & Infrastructure Improvements	CDBG: \$422,844	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	2A. Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Supportive Services for LMI & Special Needs	CDBG: \$140,948	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	2B. Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Supportive Services for LMI & Special Needs	CDBG: \$140,948	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand & Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Miami Gardens. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.
2	Goal Name	1B. Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Miami Gardens. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- and moderate-income neighborhoods. These activities will benefit low-/mod areas.
3	Goal Name	2A. Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
4	Goal Name	2B. Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for to low- and moderate income (LMI) households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, after school tutoring, summer programs, youth services, health services and more.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been identified for funding during the 2021 program year.

Projects

#	Project Name
1	CDBG Administration (2021)
2	CDBG Public Services (2021)
3	CDBG Public Facilities & Infrastructure (2021)

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities were determined based on stakeholder and community input, as well as the short- and long-term needs of the community. The two high need priorities in the City are supportive services for LMI and special needs groups and improvements to public facilities and infrastructure.

The primary obstacle to meeting underserved needs is funding. The lack of available funds severely limits the levels of accomplishment that are possible. Even with moderate increases to the City's CDBG annual allocation, the City has had to prioritize needs in order to maximize benefits to LMI and special needs groups in Miami Gardens.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration (2021)
	Target Area	
	Goals Supported	1A. Expand & Improve Public Infrastructure 1B. Improve Access to Public Facilities 2A. Provide Supportive Services for Special Needs 2B. Provide Vital Services for LMI Households
	Needs Addressed	Public Facilities & Infrastructure Improvements Supportive Services for LMI & Special Needs
	Funding	CDBG: \$225,517
	Description	The City of Miami Gardens will utilize the CDBG allocation, and will not exceed the 20% max cap as allowed by HUD regulations, for the administration of the CDBG program throughout the City. This may include disaster recovery planning and preparedness efforts.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planned activities include: CDBG Administration including staff salaries and program related expenses. Administration also includes: trainings, conferences, publications and memberships. Disaster recovery planning and preparedness efforts. HUD Matrix Code: 21A General Program Administration
2	Project Name	CDBG Public Services (2021)
	Target Area	
	Goals Supported	2A. Provide Supportive Services for Special Needs 2B. Provide Vital Services for LMI Households
	Needs Addressed	Supportive Services for LMI & Special Needs
	Funding	CDBG: \$169,138

	Description	The City will utilize 15% of the annual allocation to provide funding for much needed public services benefiting low- to moderate-income and special needs residents in Miami Gardens.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
	Location Description	Citywide based on income eligibility.
	Planned Activities	Public Service activities include activities that benefit LMI and special needs residents. HUD Matrix Code: 05A Senior Services, 05B Services for Persons with a Disability, 05D Youth Services, 05F Substance Abuse, 05G Services for Victims of Domestic Violence, 05H Employment Training, 05I Crime Awareness & 05M/05O Health & Mental Health Services
3	Project Name	CDBG Public Facilities & Infrastructure (2021)
	Target Area	
	Goals Supported	1A. Expand & Improve Public Infrastructure 1B. Improve Access to Public Facilities
	Needs Addressed	
	Funding	CDBG: \$732,930
	Description	The City will utilize CDBG funds to improve and expand existing public infrastructure and improve access to public facilities in low- to moderate-income neighborhoods.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27000 Persons Assisted
	Location Description	Citywide
	Planned Activities	Planned activities include: Expand and improve Infrastructure, HUD matrix codes: 03J, 03K & 03L Improve access to public facilities, HUD matrix codes: 03A, 03C, 03D, 03E & 03F

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Miami Gardens does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG program. For eligible activities to public facilities & infrastructure improvements the City will be targeting low- to moderate-income identified census tracts.

has identified several neighborhoods that have more than 50% of their residents within the low-to-moderate income range category, as defined by HUD. See below on how the City will determine these areas.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Since the primary national objective of the CDBG program is to benefit low- and moderate-income residents, the City of Miami Garden's CDBG program funds will be utilized to develop programs and activities that will provide assistance to this target population, and benefit the City as a whole in improving the quality of life for the residents.

The City does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. City staff and/or subrecipient organization shall complete an in-take and eligibility status review of the applicant individual, or household, before the activity is initiated.

The City has also identified public facility and infrastructure improvement activities as a need in Miami Gardens. These planned activities have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income.

To determine these tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will not directly fund housing projects with CDBG funding. As funds are limited, the City will target funds towards the priorities of public services and public facilities and infrastructure improvements in the 5-Year Consolidated Planning period.

The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. As well, the City anticipates that improvements to public infrastructure such as streets and sidewalks will help to draw investments to the City Low/Mod areas.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing – 91.220(h)

Introduction

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth largest housing agency in the nation, PHCD administers over 9,500 public housing units and about 16,000 Housing Choice Vouchers.

PHCD's waitlists for public housing, moderate rehabilitation developments, and Housing Choice Vouchers are currently closed.

Actions planned during the next year to address the needs to public housing

PHCD undertakes numerous efforts to improve the living environment for its public housing residents. In addition to ongoing maintenance and improvement of properties, PHCD encourages tenants to form Resident Councils; works with residents, law enforcement, and social service providers to reduce crime in public housing; and helps residents connect with jobs and social services. The Agency also allows up to 200 Family Self-Sufficiency (FSS) program participants to participate in the Section 8 Tenant-Based Homeownership Program, and is applying for a Resident Opportunities and Self-Sufficiency (ROSS) grant.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Miami-Dade Public Housing and Community Development Department (PHCD) encourages public housing residents to become more involved in the management of the housing developments and to participate in homeownership through its Family Self-Sufficiency (FSS) program. PHCD has also implemented a Section 8 homeownership program to provide Section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division. Homeownership programs include: Surtax, State Housing Initiative Partnership, HOME, and infill programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Miami-Dade County Public Housing Agency is no longer designated as “troubled”. The merger of the County’s Public Housing Agency with their Housing and Community Development Department has helped to focus future planning efforts as well as current operations.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

At this time, the City of Miami Gardens is not an ESG recipient. However, the City will continue to support the efforts of the Miami-Dade County Homeless Trust (Continuum of Care) and local service providers, including Citrus Health Network.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Miami-Dade Homeless Trust CoC and its network of resources, help to make assessments of homeless individuals and family needs, and the CoC assists in meeting the needs of the homeless population. Homeless persons are identified through the Homeless Helpline, Citrus Health Network service providers, and the various local homeless providers in the area. Through this network, homeless persons and families are able to gain access into emergency shelter programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to support the Homeless Trust's efforts to refer people who become homeless in Miami Gardens to the nearest appropriate shelter.

Emergency Housing:

- Increase coordination with One Stop Centers, State and Federal agencies and other social services systems to maximize available resources;
- Assess the impact of the hard-core, chronic homeless with high service needs and access to the emergency housing system to determine what additional resources may be required;
- Enhance the role of emergency housing in the “housing first approach” model to address homelessness by moving families and individuals directly into permanent housing;
- Increase the inventory of emergency housing serving the chronic homeless population Phase Two - Primary Care (Transitional) housing.

Transitional Housing:

- Shift of Food and Beverage funding from transitional non-treatment housing to permanent housing, via a Housing 1st, housing placement program;
- Identify additional resources to maintain and/or expand the inventory of beds to provide mental

health and substance abuse treatment;

- Identify a funding source for capital and supportive services match funds;
- Coordinate homeless funding by other local social service funders.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City Community Development department will continue its efforts to facilitate a partnership with Carrfour Supportive Housing and the North Dade Youth and Family Coalition.

The following describes the action steps which the Trust will implement in order to eliminate chronic homelessness.

Phase One - Temporary (Emergency) Care:

- Increase coordination with One Stop Centers, State and Federal agencies and other social services systems to maximize available resources;
- Assess the impact of the hard-core, chronic homeless with high service needs and access to the emergency housing system to determine what additional resources may be required.
- Enhance the role of emergency housing in the “housing first approach” model to address homelessness by moving families and individuals directly into permanent housing;
- Increase the inventory of emergency housing serving the chronic homeless population

Phase Two - Primary Care (Transitional) Housing:

- Shift of Food and Beverage funding from transitional non-treatment housing to permanent housing, via a Housing 1st, housing placement program;
- Identify additional resources to maintain and/or expand the inventory of beds to provide mental health and substance abuse treatment;
- Identify a funding source for capital and supportive services match funds;
- Coordinate homeless funding by other local social service funders;

Phase Three - Advanced Care (permanent supportive) Housing Units:

- Creation of 100-200 units of permanent supportive housing per year, for 10 years;
- Via a new Case Rate, pay for performance model, those people identified by homeless outreach and the courts, who are experiencing chronic homelessness, high utilizers of jails, emergency

rooms, and crisis services and are typically service resistant, are being placed in a variety of permanent housing models;

- Remove barriers to the funding of permanent housing: draft local and state legislative proposals that set-aside and/or prioritize housing for formerly homeless persons and participate actively in rule-making processes;
- Identify a funding source for capital match funds;
- Explore the use of permanent housing in the “housing first approach” in ending homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Miami-Dade County implements a cohesive community-wide discharge coordination policy. As a result of this process, the County has developed a Memorandum of Agreement establishing discharge policies for all agencies that provide services to homeless persons or those at risk of homelessness. The interagency Agreement includes the Miami-Dade Homeless Trust, State and County Correction agencies, the 11th Circuit Court, Jackson Memorial Hospital/Public Health Trust, community mental health facilities, Our Kids, Inc., and the Florida Department of Children and Families.

The City works closely with Citrus Health Network (CHN), which is the lead agency in the Housing Assistance Network of Dade (HAND) Program, a multi-agency partnership with Miami-Dade County and local municipalities making an effort to prevent homelessness by providing temporary rental assistance for eligible low-income individuals and families who are currently homeless or are at risk of becoming homeless. The City of Miami Gardens had previously funded Citrus Health Network with HUD Homeless Prevention and Rapid Re-Housing Program (HPRP) funds to help create the HAND Program.

Currently, there is funding from the SHIP Program for the Rental Assistance Program Strategy to help residents avoid homelessness or to be rapidly re-housed from homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City is currently in development of the Analysis of Impediments to Fair Housing Choice, which will be submitted with the current 5-Year Consolidated Plan. Affordable housing barriers in the City continue to be cost burden among low- and moderate-income residents and in particular renter households.

At this time, the City does not plan to directly fund affordable housing activities with CDBG funds and instead address the priority needs of public facilities and infrastructure improvements and public services. The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. Improvements to public infrastructure such as streets and sidewalks will help to attract affordable housing investments to the City Low/Mod areas.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Miami Gardens has established a Comprehensive Development Master Plan and associated land development regulations specific to the City. In recognition of the impact that regulatory requirements have on the cost of development, the City has developed goals, objectives, and policies to address affordable housing issues in the City. These policies will guide all future growth management policies established by the City. The goals are as follows:

- Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
- Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.
- Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.
- Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
- Investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low- or moderate-income housing. The City has adopted a new zoning code that includes Article VI Housing which addresses the following
- Promote the development and provision of high quality housing in the City of Miami Gardens through these steps: Implement the goals, objectives and policies of the Housing Element of the City of Miami Gardens Comprehensive Development Master Plan to the maximum extent practicable; Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable; Increase and otherwise encourage home

ownership opportunities within the city; Stimulate private sector production of workforce housing units for ownership, available to families within the range of 65 percent to 200 percent of the area median income; Facilitate and encourage residential development that includes a range of high quality housing opportunities through a variety of residential types, forms of ownership, and home sale prices; Encourage even and widespread distribution of high quality housing opportunities throughout the City; and Insure that new housing in the City meets high quality development standards.

- Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.
- Encourage the development of rental housing alternatives for family households. Examine the feasibility of adopting a mixed income ordinance that requires any new mixed- use development exceeding a specific threshold of units to include an affordable component.
- Develop incentive programs in conjunction with a Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

AP-85 Other Actions – 91.220(k)

Introduction:

The following statements address a variety of additional actions that will be carried out by the City and/or its partner agencies to enhance the delivery of housing and community development programs and services for the citizens of Miami Gardens.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low-to-moderate-income residents. Budgetary constraints have forced the City to make difficult decisions regarding the allocation of resources for programs in the community. This will impact the City's ability to fully fund all the program needs identified in the Action Plan and the 5-Year Consolidated Plan. However, the City will continue to foster existing partnerships and collaborate with new partners to bring needed resources, both financial and services, to meet the needs of the Miami Gardens Community.

Actions planned to foster and maintain affordable housing

The City will not directly fund housing projects with CDBG funding. As funds are limited, the City will target funds towards the priorities of public services and public facilities and infrastructure improvements in the 5-Year Consolidated Planning period. The City anticipates that improvements to public infrastructure such as streets and sidewalks will help to draw investments to the City Low/Mod areas.

The City will however use state SHIP funds to invest in affordable housing throughout Miami Gardens. SHIP activities include funding for owner-occupied housing rehabilitation to maintain the existing affordable housing stock within the community.

Actions planned to reduce lead-based paint hazards

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City of Miami Gardens further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

The City of Miami Gardens shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

For residential properties receiving an average of up to and including \$5,000.00 per unit the City of Miami Gardens shall:

- Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation

activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City of Miami Gardens will follow all additional requirements as listed in 24 CFR 35.930 (b).

- For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit the City of Miami Gardens shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls.
- For residential properties receiving an average of more than \$25,000.00 per unit the City of Miami Gardens shall follow regulations as set forth in 24 CFR 35.930(d) which include abatement.

Actions planned to reduce the number of poverty-level families

The City of Miami Garden's Anti-Poverty Strategy describes the programs and policies that will be utilized to reduce the number of households with incomes below the poverty line, in coordination with affordable housing efforts. The Community Development Department will deploy a strategy responsive to the needs of low-income citizens and disadvantaged populations throughout the City.

The Community Development Department will further the HUD's national objectives by coordinating the priorities established in the City's visioning process with goals and objectives adopted by HUD.

The City's strategy will:

- Work with existing programs to maximize program dollars for residents.
- Leverage potential CDBG eligible activities with private, state, and local funds.
- Implement programs in the Neighborhood Revitalization Strategy Areas to maximize funding and program opportunities in neighborhoods with greater than 70% low to moderate-income residents.

Actions planned to develop institutional structure

The City of Miami Gardens Community Development Department is the lead administrative agency for the CDBG program. The Department provides fiscal and regulatory oversight of all CDBG funding, as well as other Federal and State grants for housing, economic, and community development. At this time there are no plans to expand the department. However, the City will continue to foster existing partnerships and collaborate with new partners to bring needed resources, both financial and services, to meet the needs of the Miami Gardens Community.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Miami Gardens has limited resources to address the many priorities identified by the community. As such, during the upcoming year the City will continue working to create partnerships with

other funding sources, public and private housing agencies, and health and social service providers to leverage the CDBG allocation.

Each year the City makes every effort to reach out to residents, businesses and non-profit organizations to ensure their participation in this program year's process. The City advertised in the local paper and on its website and through email the annual action plan. The general public, city residents as well as public and private housing and social service agencies were invited to give their input on the City's goals and projects.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section describes the program specific requirements for the CDBG program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2006-2010 ACS, 2015-2019 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2006-2010 ACS, 2015-2019 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
2	<p>Data Source Name</p> <p>2013-2017 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2015-2019 ACS 5-Yr Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015-2019 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2014-2018 ACS and 2018 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>

	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p> <p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>HUD 2020 FMR and HOME Rents</p> <p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p> <p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>

	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs.</p> <p>HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami-Dade County</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>What was the purpose for developing this data set?</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2019 Housing Inventory Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>

	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p> <p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>Bureau of Labor Statistics</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Bureau of Labor Statistics (BLS)</p> <p>Provide a brief summary of the data set.</p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p> <p>What was the purpose for developing this data set?</p> <p>The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Miami Gardens, FL</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2020</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
9	<p>Data Source Name</p> <p>2019 PIT Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report</p>
	<p>Provide a brief summary of the data set.</p> <p>This Data is based on point-in-time information provided to HUD by the CoC. The PIT Count data is a snapshot of the homeless population in the area on any given night.</p>
	<p>What was the purpose for developing this data set?</p> <p>The PIT Count data is a snapshot of the homeless population in the area on any given night. This data will help services providers to identify the needs of the homeless population in the area.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>